

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-500011.0000  
K89

RES  
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

|                            |                           |
|----------------------------|---------------------------|
| 2022 CRABTREE KRISTINE LEA | 2021-01-14                |
| 2023 CRABTREE KRISTINE LEA | 2021-01-14                |
| 2024 CRABTREE KRISTINE LEA | 2021-01-14                |
| 2025 CRABTREE KRISTINE LEA | 2021-01-14 RESCH 6 & PT 7 |
| 82 RESCH ST                | 1WD                       |
| KENTON OH 43326            | \$149,900                 |

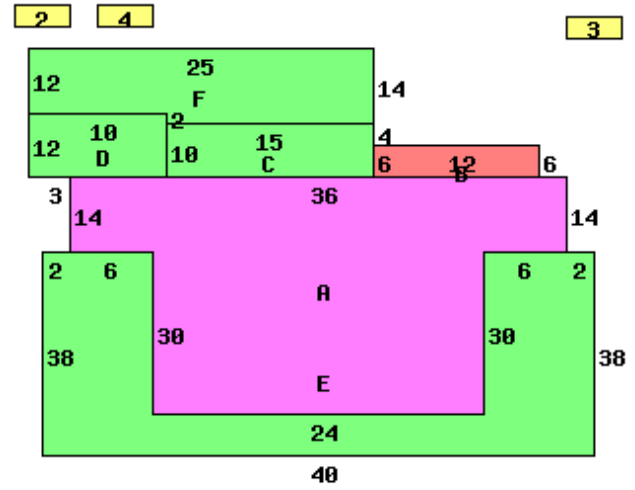
|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      | 8770    | 11710   | 11710   | 11710   | 11700   |
| Land100%   | 125830  | 162740  | 162740  | 162740  | 162750  |
| Bldg100%   | 134600t | 174460t | 174460t | 174460t | 174450t |
| Totl100%   |         |         |         |         |         |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 3070    | 4100    | 4100    | 4100    | 4090    |
| Bldg 35%   | 44040   | 56960   | 56960   | 56960   | 56960   |
| Totl 35%   | 47110t  | 61060t  | 61060t  | 61060t  | 61060t  |
| Hmstd35%   | 56980   | 56980   | 56980   | 56980   |         |
| Owner Oc   | 50.42   | 50.38   | 50.24   |         |         |
| Hmstd RB   | 368.96  | 417.58  | 429.66  |         |         |
| Net Tax    | 2200.68 | 2091.20 | 2188.00 | 2158.54 |         |
| Sp-Asmnt   | 22.24   | 22.24   | 38.53   | 38.53   |         |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 BA | F    | M    |      | 1224  |       | b | ADDTN |
| 1    | F/C  | A    |      | 72    |       | c | PORCH |
|      | EPF  | P    |      | 150   | 6000  | d | PORCH |
|      | EPF  | P    |      | 120   | 4800  | e | PORCH |
|      | OPF  | P    |      | 800   | 24000 | f | PORCH |
|      | DK   | P    |      | 330   | 4950  |   |       |

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 11    | 1  | 2021-01-14 | CRABTREE KRISTINE LEA    | 1WD           | 149900 | 8770    | 125830  |
| 430   | 1  | 2008-08-27 | MITCHELL DONALD A        | 1WD *         | 54900  | 11340   | 117030  |
| 253   | 1  | 2008-05-23 | NOVASTAR MORTGAGE INC    | 1SD *         | 52000  | 11340   | 117030  |
| 163   | 1  | 2006-03-21 | HERNANDEZ CYNTHIA M & AN | 1WD           | 115000 | 11340   | 117030  |
| 362   | 3  | 2005-09-28 | MAAG TONY                | 3QC *         | 0      | 10310   | 99340   |
| 368   | 1  | 2002-07-19 | MAAG TONY R & HUNSICKER  | 1WD           | 88500  | 10310   | 80290   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 3070 | 44040 | 47110 | 2208.68 |
| 2020 | 3070 | 44040 | 47110 | 1918.44 |

| project                       | ben acres | % | factor  |
|-------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY |           |   | XA/2025 |
| 500 HARDIN COUNTY LANDFILL    |           |   | XA/2025 |



82 RESCH ST 43326

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |             |
|---------------------------|------------|------------------------|-------------|
| Story Height              | 2          | Sq-Ft                  | Value       |
| Floor Level               | Main       | FRAME                  | 1296 107140 |
|                           | Full Upper | FRAME                  | 1224 62880  |
|                           | Qtr Story  | FRAME                  | 1224 4690   |
|                           | Basement   |                        | 1224 22790  |
|                           | Subtotal   |                        | 197500      |
| Shingle                   | Roof       | GAMBREL                |             |
|                           | B 1 2 U A  |                        |             |
| Plaster/Drywall           | P P        | Plumbing               | 2100        |
| Panelled Wall             | X X        | Extra Features         | 39750       |
| Unfinished Wall           | X X        | Total Value            | 239350      |
| Floor/Hardwood            | X X        |                        |             |
| Floor/Concrete            | X          | PUB SIDEWALK           |             |
| Number of Rooms           | 3 5 4 1    |                        |             |
| Bedrooms                  | 4          | Neighborhood:          |             |
|                           |            | Code:                  | 3630        |
| Central Heat              | A          | Dwl/Gar/NC%            | 1.0500      |
| HOT WATER                 |            |                        |             |
| Plumbing                  |            |                        |             |
| Standard                  | 1          |                        |             |
| Extra 3 Fixture           | 1          |                        |             |

| Bldg Type    | SHB+Cons        | DixHt              | Area  | Unit Rate     | Grade | Blt/Renov Cond | Replace Value  | Phy Dpr | Fnc Dpr | True Value |
|--------------|-----------------|--------------------|-------|---------------|-------|----------------|----------------|---------|---------|------------|
| 1 DWELLING   | 2 BAF           |                    | 2520  |               | C     | 1870GD         | 239350         | .40     |         | 150790     |
| 2 Garage     | *SV CB 0        | 14X20              | 280   |               | C     | OLD/AV         | 300            |         |         | 300        |
| 3 Garage     | 1 F             | 24X28              | 672   |               | C     | 1996AV         | 18140          | .60     |         | 7620       |
| 4 Pole Build |                 | 16X28              | 448   |               | C     | 2015AV         | 5380           | .25     |         | 4040       |
| front lot    | acres/ frontage | effective frontage | depth | actual factor | rate  | effective rate | extended value |         |         | true value |
|              | 86.0000         | 86.00              | 143   | 97            | 140   | 136            | 11700          |         |         | 11700      |