PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-500011.0000 RES
K89 2026

sale

2023	CRABTREE KRISTINE LEA	2021-01-14
2024	CRABTREE KRISTINE LEA	2021-01-14
2025	CRABTREE KRISTINE LEA	2021-01-14
2026	CRABTREE KRISTINE LEA	2021-01-14 RESCH 6 & PT 7
	82 RESCH ST	1WD
		$149,900
	KENTON OH 43326	

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

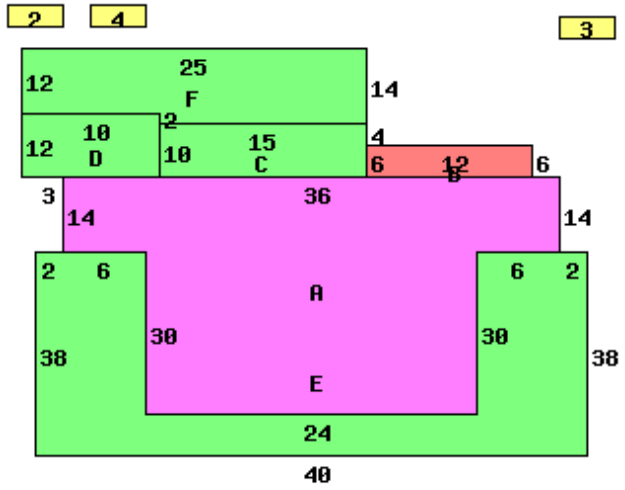
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	11710	11710	11710	11710		11710	13430	13420
Bldg100%	162740	162740	162740	162740		162740	223110	223100
Totl100%	174460t	174460t	174460t	174460t		174460t	236540t	236520t
Cauv100%								
Tax Value:								
Land 35%	4100	4100	4100	4100		4100	4700	4700
Bldg 35%	56960	56960	56960	56960		56960	78090	78090
Totl 35%	61060t	61060t	61060t	61060t		61060t	82790t	82780t
Hmstd35%	56980	56980	56980	56980		56980	77690	
Owner Oc	50.42	50.38	50.24	50.24	50.24	hmstd 4100 l	52880 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	2091.20	2188.00	2158.54	2158.54	2158.54			
Sp-Asmnt	22.24	38.53	38.53	38.53				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	3070	44040	47110	2200.68
2021	3070	44040	47110	2208.68

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

			Sq-Ft	Value
Story Height 2				
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		
Panelled Wall		X	X		
Unfinished Wall	X				X
Floor/Hardwood			X	X	
Floor/Concrete	X				
Number of Rooms	3	5	4		1
Bedrooms			4		
Central Heat			A		
HOT WATER					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Extra Features	39750
Total Value	239350
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	DWELLING	2 BAF		2520		C	1870GD	239350	.40		208240		
2	Garage	*SV CB 0	14X20	280			OLD/AV	300			300		
3	Garage	1 F	24X28	672		C	1996AV	18140	.60		10520	CONCRET FL	ELECTRIC
4	Pole Build		16X28	448		C	2015AV	5380	.25		4040		

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.0000	86.00	143	97	161	156	13420	13420

Call Back: Sign: PSN Date: 2016-02-08 Lister: