PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-700004.0000 RES
K109 2026

sale

2023 MCCOMBS KEVIN & HOLLY	2021-05-14	
2024 MCCOMBS KEVIN & HOLLY	2021-05-14	
2025 MCCOMBS KEVIN & HOLLY	2021-05-14	
2026 MCCOMBS KEVIN & HOLLY	2021-05-14	LEOFFERTS HRS N 1/2 11
39 RESCH ST	1SD	
	$94,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

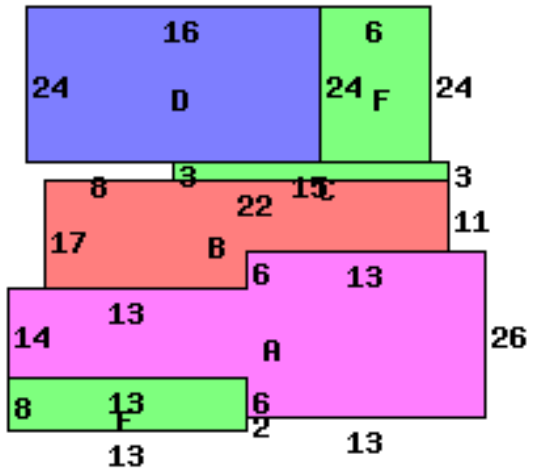
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4370	4370	4370	4370		4370	4970	4980
Bldg100%	83340	83340	83340	83340		83340	115110	115110
Totl100%	87710t	87710t	87710t	87710t		87710t	120090t	120090t
Cauv100%								
Tax Value:								
Land 35%	1530	1530	1530	1530		1530	1740	1740
Bldg 35%	29170	29170	29170	29170		29170	40290	40290
Totl 35%	30700t	30700t	30700t	30700t		30700t	42030t	42030t
Hmstd35%	30700	30700	30700	30700		30700	42030	
Owner Oc	27.16	27.14	27.06	27.06	27.06	hmstd 1530 l	29170 b	
Hmstd RB								
Net Tax	1235.12	1308.24	1299.50	1299.50	1299.50			
Sp-Asmnt	21.17	31.31	31.31	31.31				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		520		a	*MAIN
1 B	F	A		308		b	ADDTN
	EFP	P		45	1800	c	PORCH
	F	G		384	9220	d	GRAGE
	OFP	P		104	3120	e	PORCH
	DK	P		144	2160	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
203	1	2021-05-14	MCCOMBS KEVIN & HOLLY	1SD		94000	3260	67710
179	1	2021-04-26	BUTLER SHAWN RENEE	1CT	*	0	3260	67710
38	1	2007-01-25	BUTLER DAVID P & SHAWN R	1WD		81000	4260	60910
732	1	2006-12-11	WEAVER PHILLIP	1WD		45000	4260	60910
97	1	2006-03-02	FIFTH THIRD BANK	1WD	*	0	4260	60910
463	1	2002-08-30	ARN CHRISTINE R	1WD		73500	3830	41630
685	1	1998-11-30	OATES TRAVIS A & SUSAN E	1SD		58800	4030	26430
250	1	1996-05-01	JENNINGS MATTHEW T ETAL	1FD		35000	4000	25200

Year	Land	Bldg	Total	Net Tax
2022	1140	23700	24840	1136.26
2021	1140	23700	24840	1140.50

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



39 RESCH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	828	98100
	Full Upper	FRAME	520	44140
	Basement		828	15480
	Subtotal			157720
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X	X		
Number of Rooms	2	4	3		
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				

Air Conditioning	2390
Garages and Carports	9220
Extra Features	7080
Total Value	176410
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 B F		1348		C	OLD/AV	176410	.55		115110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.0000	33.00	132	94	161	151	4980	4980

Call Back: Sign: PSN Date: 2015-12-02 Lister:

36-700004.0000-v082020R