PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-290019.0000 RES
C32 2026

sale

2023	RIGDON RENTAL PROPERT	2017-10-12	
2024	RIGDON RENTAL PROPERT	2017-10-12	
2025	RIGDON RENTAL PROPERT	2017-10-12	
2026	RIGDON RENTAL PROPERTIE	2017-10-12 PT SE 1/4 29 .183A	
	13595 W PATTISON AVE	1WD	
		$8,000	
	KENTON OH 43326		

2027	DULIN DANA A & MIRIAM R	2025-03-14	
	13595 W PATTERSON AVE	1SD	
	KENTON OH 43326		

Eff Rate:– 43.46 — 45.84 — 45.76 — 45.76 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	.1800	.1800	.1800	.1800	.1800			
Land100%	910	910	910	910		910	910	900
Bldg100%	5170	5170	5170	5170		5170	5170	5180
Totl100%	6090t	6090t	6090t	6090t		6090t	6090t	6080t
Cauv100%								
Tax Value:								
Land 35%	320	320	320	320		320	320	320
Bldg 35%	1810	1810	1810	1810		1810	1810	1810
Totl 35%	2130t	2130t	2130t	2130t		2130t	2130t	2130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	85.26	90.36	90.26	90.26	90.26			
Sp-Asmnt	10.00	6.00	9.00	9.00				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
103	1	2025-03-14	DULIN DANA A & MIRIAM R	1SD	15500	910	5170
505	1	2017-10-12	RIGDON RENTAL PROPERTIES	1WD	8000	4740	4430
755	1	1991-09-19		1WD	10000	0	27200

Year	Land	Bldg	Total	Net Tax
2022	190	1400	1590	72.88
2021	190	1400	1590	73.14

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT XA/2025			
921	BLANCHARD RIVER MAINT XA/2023			
235	KELLOGG #983 - BLANCHARD XA/2025			
336	DULIN #1099 - BLANCHARD MAIN XA/2025			

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13595 W PATTISON AVE 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB UNIMPORTANT ST/RD

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Garage	1 F 0	24X30	720		C	1983FR	17280	.70		5180

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	.1800				5000	5000	900	900

Call Back: Sign: PSN Date: 2016-11-11 Lister: 33-290019.0000-v082020R