

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010010.0000
M22

RES
2025

sale

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

2022 RIGDON RENTAL PROPRT	2014-01-17
2023 RIGDON RENTAL PROPRT	2014-01-17
2024 RIGDON RENTAL PROPRT	2014-01-17
2025 RIGDON RENTAL PROPRTIE	2014-01-17 ORIG PT S END 51
121 & 123 N MARKET ST	100
KENTON OH 43326	\$0

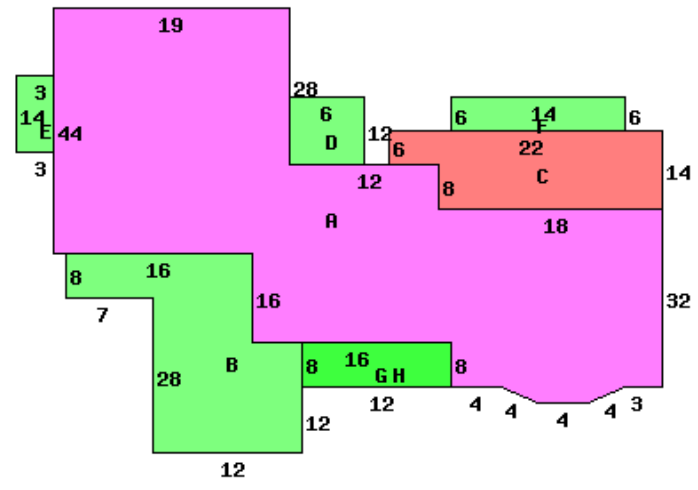
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres	3110	4460	4460	4460	4450
Land100%	12060	14770	14770	14770	14780
Bldg100%	15170t	19230t	19230t	19230t	19230t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1090	1560	1560	1560	1560
Bldg 35%	4220	5170	5170	5170	5170
Totl 35%	5310t	6730t	6730t	6730t	6730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	248.06	276.72	292.74	290.80	
Sp-Asmnt	529.45	696.19	309.88	61.92	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	M		1857			
1	OFF	P		520	15600	b	PORCH
	F/C	A		276		c	ADDIN
2	OFF	P		72	2880	d	PORCH
	OFF	P		42	2520	e	PORCH
	OFF	P		84	2520	f	PORCH
	BAL	P		96	1440	g	PORCH
	OFF	P		96	2880	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
24	10	2014-01-17	RIGDON RENTAL PROPRTIES	100 *	0	3540	12630
595	1	2006-09-28	RIGDON JOHN DA	1WD	15000	5830	34370
560	1	2005-08-23	COMMUNITY FIRST BANK NA	LSH	26666	5310	39140
220	4	1998-04-24	TACKETT MICHAEL P & REGI	4WD	233000	5540	27710
711	1	1994-08-05	TEMPLE JOSEPHINE	1QC *	0	0	30910
242	1	1989-04-03		1WD	30000	0	31310
16	0	1986-01-07		*	30000	0	44000

Year	Land	Bldg	Total	Net Tax
2021	1090	4220	5310	248.94
2020	1090	4220	5310	216.24

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



121 & 123 N MARKET ST 43326

Occupancy 3 Tri-plex		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	BRICK	2133 156390
	Full Upper	BRICK	1857 86890
	Basement		938 17510
	Subtotal		260790
	Metal Roof	HIP	
	Plaster/Drywall	P P	2 / Extra Living Units 7000
	Unfinished Wall	X	Plumbing 5600
	Floor/Pine	X X	Extra Features 27840
	Floor/Carpet	X X	Total Value 301230
	Number of Rooms	1 9 6	
	Bedrooms	6	PUB ALLEY
	Central Heat	A	Neighborhood:
	FORCED AIR		Code: 3670
	Plumbing		Dwl/Gar/NC% 1.0900
	Standard	2	
	Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B B		3990		B-	OLD/PR	361480	.75	.85	14780
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
		50.00	83	74	120	89	4450	4450		

Call Back:

Sign: PSN Date: 2014-12-01 Lister:

36-010010.0000-v082020R