PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010013.0000 RES
M18 2026

sale

2023 RIGDON RENTAL PROPERT	2014-01-17	
2024 RIGDON RENTAL PROPERT	2014-01-17	
2025 RIGDON RENTAL PROPERT	2014-01-17	
2026 RIGDON RENTAL PROPERTIE	2014-01-17 ORIG PT 65	
306 W COLUMBUS ST	10Q	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

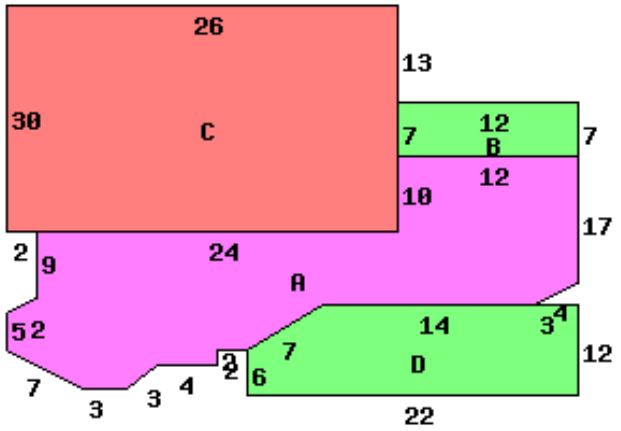
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4060	4060	4060	4060		4060	4710	4700
Bldg100%	110	110	110	110		110	110	100
Totl100%	4170t	4170t	4170t	4170t		4170t	4830t	4800t
Cauv100%								
Tax Value:								
Land 35%	1420	1420	1420	1420		1420	1650	1650
Bldg 35%	40	40	40	40		40	40	40
Totl 35%	1460t	1460t	1460t	1460t		1460t	1690t	1680t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	60.04	63.52	63.10	63.10	63.10			
Sp-Asmnt	2.07	6.42	6.42	6.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		629		a	*MAIN
	EFP	P		84	3360	b	PORCH
1 B	F	A		780		c	ADDTN
	OFP	P		249	7470	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
24	10	2014-01-17	RIGDON RENTAL PROPERTIES	10Q *	0	3290	110
735	8	2000-12-20	RIGDON JOHN DA	8QC	44200	4860	21740
266	0	1988-04-14		*	0	0	19110

Year	Land	Bldg	Total	Net Tax
2022	1000	40	1040	48.58
2021	1000	40	1040	48.76

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



306 W COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1409	111400
	Full Upper	FRAME	629	50440
	Basement		1446	26770
	Subtotal			188610
Composition	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood			X	X	
Floor/Carpet			X		
Floor/Tile-Lino			L		
Number of Rooms		3	5	3	
Bedrooms			2	3	

Heating	-2480
Plumbing	-3800
Extra Features	10830
Total Value	193160
PUB ALLEY	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	*SV F		1409			OLD/PR	100			100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	42.2000	42.00	100	81	138	112	4700	4700

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

36-010013.0000-v082020R