PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010014.0000 RES
M19 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 | |
| 304 W COLUMBUS ST | 10Q | |
| | $0 | |
| KENTON OH 43326 | | |

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

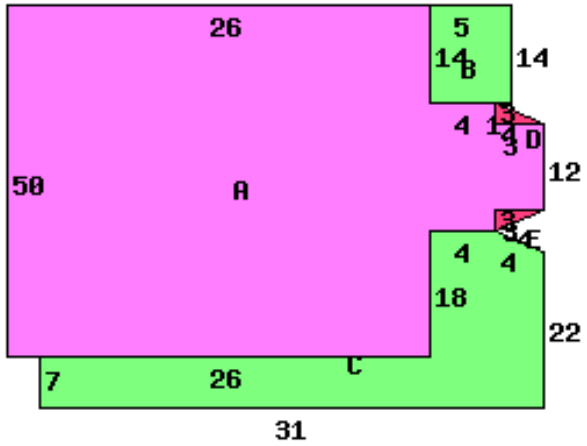
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 4060 | 4060 | 4060 | 4060 | | 4060 | 4710 | 4700 |
| Bldg100% | 2970 | 2970 | 2970 | 2970 | | 2970 | 4060 | 4070 |
| Totl100% | 7030t | 7030t | 7030t | 7030t | | 7030t | 8770t | 8770t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1420 | 1420 | 1420 | 1420 | | 1420 | 1650 | 1650 |
| Bldg 35% | 1040 | 1040 | 1040 | 1040 | | 1040 | 1420 | 1420 |
| Totl 35% | 2460t | 2460t | 2460t | 2460t | | 2460t | 3070t | 3070t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 101.16 | 107.00 | 106.30 | 106.30 | 106.30 | | | |
| Sp-Asmnt | 20.30 | 24.70 | 24.70 | 24.70 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 BA | F | M | | 1417 | | a | *MAIN |
| | OFP | P | | 70 | 2100 | b | PORCH |
| | OFP | P | | 339 | 10170 | c | PORCH |
| F | F | A | | 9 | | d | ADDTN |
| F | F | A | | 9 | | e | ADDTN |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 24 | 10 | 2014-01-17 | RIGDON RENTAL PROPERTIES | 10Q * | 0 | 3290 | 18170 |
| 735 | 8 | 2000-12-20 | RIGDON JOHN DA | 8QC | 44200 | 4860 | 19030 |
| 266 | 0 | 1988-04-14 | | * | 0 | 0 | 22230 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1000 | 770 | 1770 | 82.70 |
| 2021 | 1000 | 770 | 1770 | 82.98 |

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




304 W COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1417 | 112030 |
| | Full Upper | FRAME | 1435 | 68130 |
| | Qtr Story | FRAME | 1426 | 5290 |
| | Basement | | 1426 | 26400 |
| | Subtotal | | | 211850 |
| Slate | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Heating | -3400 |
| Unfinished Wall | X X | Plumbing | -3800 |
| Floor/Hardwood | X X | Extra Features | 12270 |
| Number of Rooms | 2 6 4 1 | Total Value | 216920 |
| Bedrooms | 2 4 1 | | |

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 | 2 BAF | | 2852 | | C | 1900PR | 216920 | .75 | .95 | 4070 |

| | 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: