PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-030008.0000 COM
N12 2026

sale

2023 RIGDON DAVID	2018-06-08	
2024 RIGDON DAVID	2018-06-08	
2025 RIGDON DAVID	2018-06-08	
2026 RIGDON DAVID	2018-06-08	ORIG S PT 85
18 N MAIN ST	1QC	
	$0	
KENTON OH 43326		

2027 KHALIL REALTY GROUP LLC	2025-02-06	
18 N MAIN ST	1WD	
KENTON OH 43326		

Eff Rate: 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres							
Land100%	10800	10800	10800	10800	10800	12970	12970
Bldg100%	39740	39740	39740	39740	39740	47690	47690
Totl100%	50540t	50540t	50540t	50540t	50540t	60660t	60660t
Cauv100%							
Tax Value:							
Land 35%	3780	3780	3780	3780	3780	4540	4540
Bldg 35%	13910	13910	13910	13910	13910	16690	16690
Totl 35%	17690t	17690t	17690t	17690t	17690t	21230t	21230t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	954.84	998.92	993.70	993.70			
Sp-Asmnt	123.08	130.95	130.95	130.95			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
47	1	2025-02-06	KHALIL REALTY GROUP LLC	1WD	60000	10800	39740
217	1	2018-06-08	RIGDON DAVID	1QC *	0	8660	37090
370	1	2002-07-22	TLC MINISTRIES	1WD	33500	12970	20940
254	1	2000-05-05	GILLFILLAN KRISTY M & JE	1SD	34000	12970	20940
145	1	2000-04-25	PFEIFFER DOROTHY L	1QC *	0	12970	20940
198	1	1998-04-29	HOLBROOK SANDRA J ETAL	1QC *	0	15110	19400

Year	Land	Bldg	Total	Net Tax
2022	3180	12980	16160	928.40
2021	3180	12980	16160	934.98

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

1

18 N MAIN ST 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RETAIL			6048	52.57	C	1900AV	264960	.80	.25	47690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		23.00	132	94	500	470	10810	12970

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

Call Back: Sign: PSN Date: 2014-12-17 Lister: 36-030008.0000-v082020R