PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-070002.0000 COM
M31 2026

sale

2023	MCCLAREN KENNETH D &	2008-05-08
2024	HOME SAVINGS & LOAN C	2023-07-03
2025	RIGDON RENTAL PROPERT	2024-01-09
2026	RIGDON RENTAL PROPERTIE	2024-01-09 ORIG S 1/2 52
	122 & 126 N MARKET ST	1WD
		$18,000
	KENTON OH 43326	

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

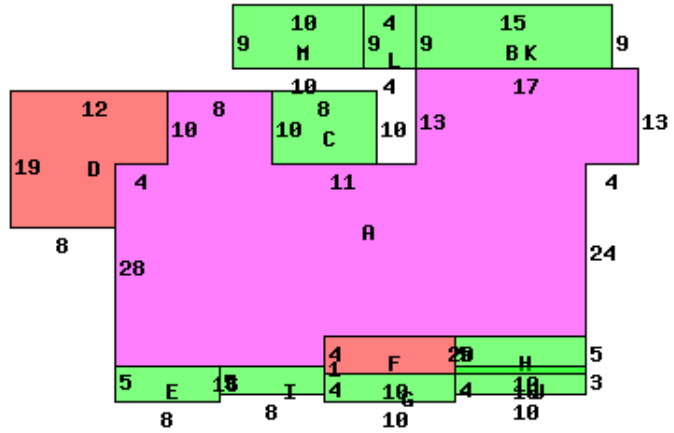
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	401	401	401	401	401	401	401
Acres							
Land100%	6090	6090	6090	6090	6090	7310	7300
Bldg100%	82890	82890	82890	82890	82890	99140	99150
Totl100%	88970t	88970t	88970t	88970t	88970t	106460t	106450t
Cauv100%							
Tax Value:							
Land 35%	2130	2130	2130	2130	2130	2560	2560
Bldg 35%	29010	29010	29010	29010	29010	34700	34700
Totl 35%	31140t	31140t	31140t	31140t	31140t	37260t	37260t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1680.82	1758.40	1749.22	1749.22			
Sp-Asmnt	75.56	86.86	86.86	86.86			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1229		a	*MAIN
	EFP2	P		135	5400	b	PORCH
	DK	P		80	1200	c	PORCH
1	F/C	A		192		d	ADDTN
	OP	P		40	1200	e	PORCH
1	F/C	A		50		f	ADDTN
	OP	P		40	1200	g	PORCH
	OP	P		50	1500	h	PORCH
	CAN	P		32	260	i	PORCH
	CAN	P		40	320	j	PORCH
	EFP	P		135	5400	k	PORCH
	EFP	P		36	1440	l	PORCH
	DK	P		90	1350	m	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
12	1	2024-01-09	RIGDON RENTAL PROPERTIES	1WD		18000	6090	82890
262	1	2023-07-03	HOME SAVINGS & LOAN CO OF	1SH		20010	4310	60970
209	1	2008-05-08	MCCLAREN KENNETH D	1WD	*	32000	10170	48690
208	1	2008-05-08	HOME SAVINGS & LOAN CO	1SH	*	21133	10170	48690
382	9	2006-09-19	LEFFLER STEPHANIE A	9QC	*	0	10170	48690
478	10	2005-12-06	LEFFLER PAUL D	10	*	0	10170	48690
159	8	2001-04-10	LEFFLER PAUL D & MARY MA	8CT	*	0	10170	41400
516	1	1998-09-01	LEFFLER PAUL D & HARRY F	1WD		50000	10170	27800

Year	Land	Bldg	Total	Net Tax
2022	1510	21340	22850	1312.76
2021	1510	21340	22850	1322.06

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



122 & 126 N MARKET 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1471	115780
	Full Upper	FRAME	1229	63130
	Basement		614	11650
	Subtotal			190560
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	3 /	Extra Living Units	10500
Unfinished Wall	X	X		Plumbing	7000
Floor/Pine	X	X		Extra Features	19270
Floor/Carpet	X	X		Total Value	227330
Number of Rooms	9	2			
Bedrooms	5			PUB ALLEY	
Central Heat	A			Neighborhood:	
FORCED AIR				Code:	4444
Plumbing				Dwl/Gar/NC%	1.2000
Standard	3			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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2700		C+	OLD/PR	305080	.50	.35	99150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		76.00	66	67	120	80	6080	7300

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

36-070002.0000-v082020R