

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-180004.0000
E31

RES
2025

sale

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

2022 RIGDON DAVID	2016-08-19
2023 RIGDON DAVID	2016-08-19
2024 RIGDON DAVID	2016-08-19
2025 RIGDON DAVID	2016-08-19 POWERS 29
416 W FRANKLIN ST	LWD
KENTON OH 43326	\$12,000

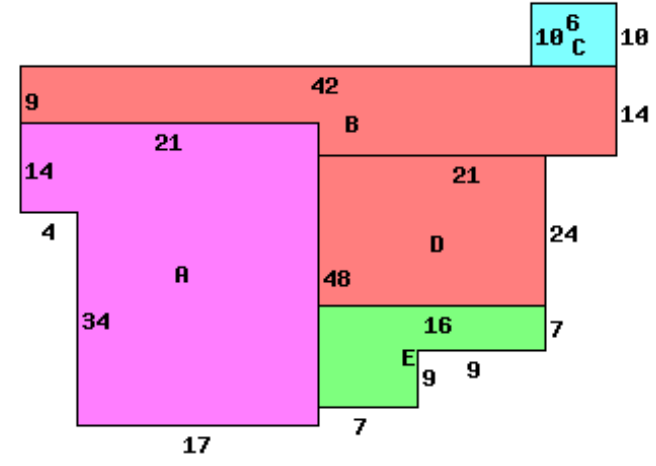
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres					
Land100%	5110	7310	7310	7310	7320
Bldg100%	30310	34770	34770	34770	34760
Totl100%	35430t	42090t	42090t	42090t	42080t
Cauvl00%					
Tax Value:					
Land 35%	1790	2560	2560	2560	2560
Bldg 35%	10610	12170	12170	12170	12170
Totl 35%	12400t	14730t	14730t	14730t	14730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	579.24	605.64	640.72	636.50	
Sp-Asmnt	268.30	57.28	64.25	64.25	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		872			
1	F/C	A		483		b	ADDTN
104	F/C	O		60	720	c	OTHER
1H	F/C	A		384		d	ADDTN
	STP	P		175	700	e	FORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
358	1	2016-08-19	RIGDON DAVID	LWD	12000	5860	48370
78	1	2012-03-02	HOLLAND JEREMY	LWD	12500	5860	52400
151	7	2009-05-19	COY ROSALIND M	7ct *		8090	39340
831	1	1992-09-08		LSD *	10000	0	17110

Year	Land	Bldg	Total	Net Tax
2021	1790	10610	12400	581.36
2020	1790	10610	12400	504.94

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



416 W FRANKLIN ST 43326

Occupancy 2 Duplex	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1739 128480
Full Upper	FRAME 872 59540
Part Upper	FRAME 384 21730
Subtotal	209750
Shingle	Roof GABLE
Plaster/Drywall	P D 1 / Extra Living Units 3500
Floor/Carpet	X X Heating -3600
Floor/Tile-Lino	X X Plumbing 7000
Number of Rooms	7 2 Extra Features 1420
Bedrooms	2 2 Total Value 218070
Plumbing Standard	3 PUB SIDEWALK
	Neighborhood: Code: 3670
	Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	2995		C-	196260	.75	.35	34760
2 Shed	*PP	8X8	64	OLD/PR	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	61.0000	61.00	150	100	120	7320	7320	