

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	1WD
KENTON OH 43326	\$12,000

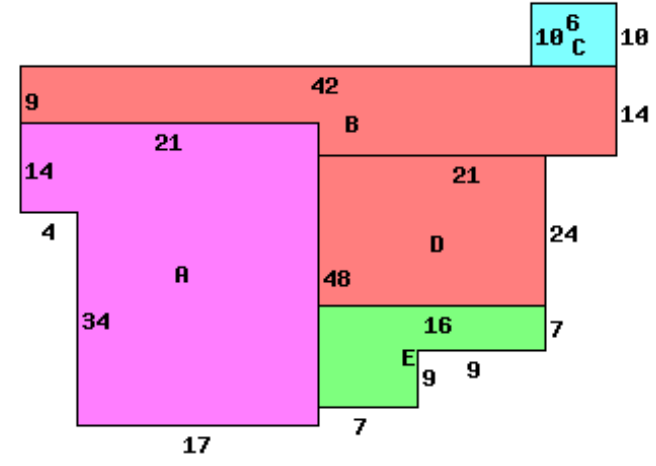
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres	5110	7310	7310	7310	7320
Land100%	30310	34770	34770	34770	34760
Bldg100%	35430t	42090t	42090t	42090t	42080t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1790	2560	2560	2560	2560
Bldg 35%	10610	12170	12170	12170	12170
Totl 35%	12400t	14730t	14730t	14730t	14730t
Hmstd35%					
Owner Oc					
Hmstd RB	579.24	605.64	640.72	636.50	
Net Tax					
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	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	1WD	12000	5860	48370
78	1	2012-03-02	HOLLAND JEREMY	1WD	12500	5860	52400
151	7	2009-05-19	COY ROSALIND M	7cT *		8090	39340
831	1	1992-09-08		1SD *	10000	0	17110

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

P r o j e c t		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		PUB SIDEWALK
Standard	3	Neighborhood:
		Code: 3670
		Dwl/Gar/NC% 1.0900

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