PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-200006.0000 RES
X03 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 | HOUSERS W PT 29 |
| 314 & 314 1/2 NORTH ST | 10Q | |
| | $0 | |
| KENTON OH 43326 | | |

## Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

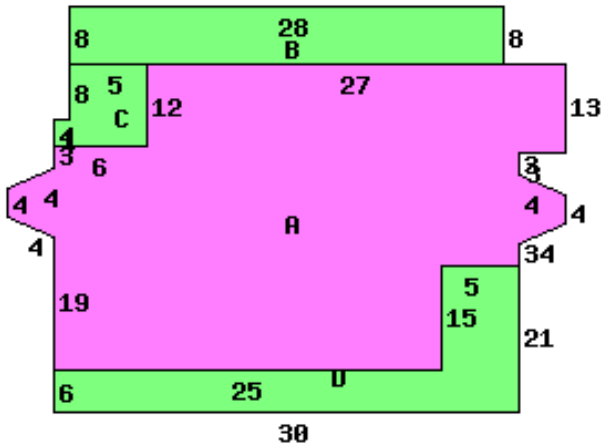
| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 520 | 520 | 520 | 520 | 0 | 520 | 520 | 520 |
| Acres | | | | | | | | |
| Land100% | 7400 | 7400 | 7400 | 7400 | | 7400 | 8460 | 8450 |
| Bldg100% | 15570 | 15570 | 15570 | 15570 | | 15570 | 21400 | 21410 |
| Totl100% | 22970t | 22970t | 22970t | 22970t | | 22970t | 29860t | 29860t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2590 | 2590 | 2590 | 2590 | | 2590 | 2960 | 2960 |
| Bldg 35% | 5450 | 5450 | 5450 | 5450 | | 5450 | 7490 | 7490 |
| Totl 35% | 8040t | 8040t | 8040t | 8040t | | 8040t | 10450t | 10450t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 330.58 | 349.72 | 347.40 | 347.40 | 347.40 | | | |
| Sp-Asmnt | 38.59 | 44.08 | 44.08 | 44.08 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1254 | | a | *MAIN |
| | EFP | P | | 224 | 8960 | b | PORCH |
| | EFP | P | | 64 | 2560 | c | PORCH |
| | DK | P | | 255 | 3830 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 24 | 10 | 2014-01-17 | RIGDON RENTAL PROPERTIES | 10Q | * | 0 | 5860 | 28000 |
| 764 | 1 | 2004-11-22 | RIGDON JOHN D | 1WD | | 4500 | 5290 | 27710 |
| 414 | 1 | 2004-09-13 | DELAWARE COUNTY BANK & T | 1QC | * | 0 | 5290 | 27710 |
| 225 | 1 | 2001-05-18 | PEALE GARY L | 1WD | | 15000 | 5260 | 22910 |
| 389 | 1 | 1992-04-30 | | 1WD | | 12000 | 0 | 20910 |
| 449 | 1 | 1989-06-07 | | 1WD | | 22000 | 0 | 20910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1790 | 5150 | 6940 | 324.18 |
| 2021 | 1790 | 5150 | 6940 | 325.38 |

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




314 & 314 1/2 NORTH ST 43326

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1254 | 103670 |
| | Full Upper | FRAME | 1254 | 62270 |
| | Basement | | 646 | 12260 |
| | Subtotal | | | 178200 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | | | |
|---|---|---|---|---|---|
| Plaster/Drywall | X | X | 1 / | Extra Living Units | 3500 |
| Unfinished Wall | X | | | Heating | -2940 |
| Floor/Pine | | X X | | Plumbing | -3800 |
| Number of Rooms | 1 | 6 3 | | Extra Features | 15350 |
| Bedrooms | | 2 3 | | Total Value | 190310 |

PUB SIDEWALK

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 B F | | 2508 | | B- | OLD/PR | 228370 | .75 | .75 | 21410 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 66.0000 | 66.00 | 130 | 93 | 138 | 128 | 8450 | 8450 |

Call Back: Sign: PSN Date: 2014-11-19 Lister: