PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-200015.0000 RES
M16 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 WESTERN W 1/2 17
310 & & 310 1/2 W COLUMBUS ST	10Q	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

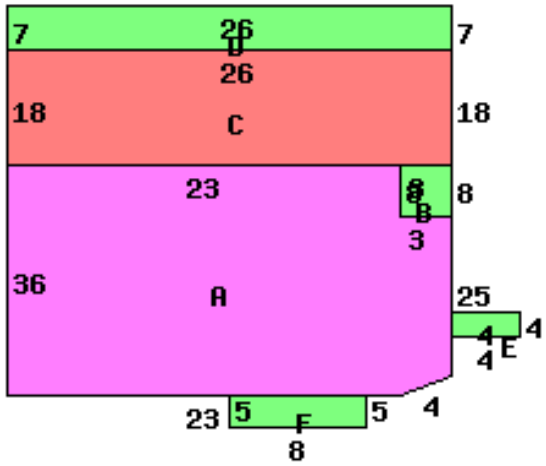
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	4170	4170	4170	4170		4170	4800	4790
Bldg100%	60540	60540	60540	60540		60540	83340	83330
Totl100%	64710t	64710t	64710t	64710t		64710t	88140t	88120t
Cauv100%								
Tax Value:								
Land 35%	1460	1460	1460	1460		1460	1680	1680
Bldg 35%	21190	21190	21190	21190		21190	29170	29170
Totl 35%	22650t	22650t	22650t	22650t		22650t	30850t	30840t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	931.30	985.22	978.72	978.72	978.72			
Sp-Asmnt	38.95	72.57	48.45	48.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 A	F/C	M		908		a	*MAIN
	EFP	P		24	960	b	PORCH
1 B	F	A		468		c	ADDTN
	DK	P		182	2730	d	PORCH
	STP	P		16	60	e	PORCH
	STP	P		40	160	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
24	10	2014-01-17	RIGDON RENTAL PROPERTIES	10Q *	0	2340	24400
735	8	2000-12-20	RIGDON JOHN DA	8QC	44200	3460	10710
266	0	1988-04-14		*	0	0	18110

Year	Land	Bldg	Total	Net Tax
2022	1020	15630	16650	777.78
2021	1020	15630	16650	780.60

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



310 & 310 1/2 W COLUMBUS S 43326

Occupancy 2 Duplex

Story Height 2

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Floor Level	Main	FRAME	1376	109450
	Full Upper	FRAME	908	59690
	Qtr Story	FRAME	896	3680
	Basement		468	8960
	Subtotal			181780
Metal	Roof	MANSARD		

B 1 2 U A

Plaster/Drywall	X X	1 /	Extra Living Units	3500
Unfinished Wall	X X		Heating	-2770
Floor/Hardwood	X X		Plumbing	3500
Floor/Pine	X		Extra Features	3910
Number of Rooms	1 5 2		Total Value	189920
Bedrooms	4			
			PUB SIDEWALK	
Plumbing				
Standard	2		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 BAF		2284		C	OLD/AV	189920	.55	.35	83330

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.0000	33.00	165	105	138	145	4790	4790

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

36-200015.0000-v082020R