

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-220007.0000  
A106

RES  
2025

sale

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

2022 RIGDON RENTAL PROPRT	2017-02-21
2023 RIGDON RENTAL PROPRT	2017-02-21
2024 KNOX JOSHUA	2023-01-30
2025 KNOX JOSHUA	2023-01-30
823 W NORTH ST	PT E 1/2 SE 1/4 32
	LWD
KENTON OH 43326	\$146,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8490	12230	12230	12230	12220
Bldg100%	45200	68200	68200	68200	68190
Totl100%	53690t	80430t	80430t	80430t	80410t
Cauvl00%					
Tax Value:					
Land 35%	2970	4280	4280	4280	4280
Bldg 35%	15820	23870	23870	23870	23870
Totl 35%	18790t	28150t	28150t	28150t	28140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	877.74	1157.44	1224.44	1216.38	
Sp-Asmnt	21.37	21.37	31.89	31.89	

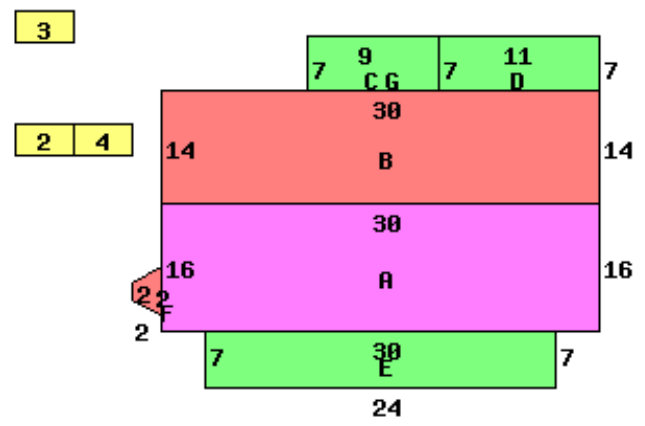
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		480		a	*MAIN
1 B	F	A		420		b	ADDTN
	CAN	P		63	500	c	PORCH
	EPF	P		77	3080	d	PORCH
	OPF	P		168	5040	e	PORCH
	F/C	A		8		f	ADDTN
	DK	P		63	950	g	PORCH

#: 19, L/W  
362200190000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
40	1	2023-01-30	KNOX JOSHUA	LWD	146000	8490	45200
74	1	2017-02-21	RIGDON RENTAL PROPERTIES	LWD	1000	9770	26170
86	1	1998-02-20	WORKMAN LISA MICHELLE	LFD	37000	5660	25690
77	1	1998-02-19	FLOWERS ZELDA	ICT *		5710	24800
747	1	1995-08-11	FLOWERS ZELDA	ICT *	0	5710	24800

Year	Land	Bldg	Total	Net Tax
2021	2970	15820	18790	880.94
2020	2970	8790	11760	478.90

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



823 W NORTH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	908 99440
	Part Upper	FRAME	480 25700
	Basement		900 16810
	Subtotal		141950
Metal	Roof	GABLE	
Plaster/Drywall	P P	Air Conditioning	2470
Unfinished Wall	X	Extra Features	9570
Floor/Pine	X X	Total Value	153990
Floor/Carpet	X X		
Floor/Tile-Lino	X X	PUB SIDEWALK	
Number of Rooms	1 4 2		
Bedrooms	1 2	Neighborhood:	
Central Heat	A	Code:	3670
GRAV AIR		Dwl/Gar/NC%	1.0900
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1388	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage	*NV 0	12X26	312		OLD/FR	153990	.55	.20
3 Shed	*PP 0	6X12	72		OLD/AV	0		
4 Garage		12X26	312	C	2022AV	7490	.05	
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	94.0000	94.00	176	108	120	12220	12220	