PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-220007.0000 RES
A106 2026

sale

2023 RIGDON RENTAL PROPERT		2017-02-21
2024 KNOX JOSHUA		2023-01-30
2025 KNOX JOSHUA		2023-01-30
2026 KNOX JOSHUA		2023-01-30 PT E 1/2 SE 1/4 32
823 W NORTH ST		1WD
		$146,000
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	510	510	510	510	0	510	510	510
Acres								
Land100%	12230	12230	12230	12230		12230	14000	14010
Bldg100%	68200	68200	68200	68200		68200	93830	93820
Totl100%	80430t	80430t	80430t	80430t		80430t	107830t	107830t
Cauv100%								
Tax Value:								
Land 35%	4280	4280	4280	4280		4280	4900	4900
Bldg 35%	23870	23870	23870	23870		23870	32840	32840
Totl 35%	28150t	28150t	28150t	28150t		28150t	37740t	37740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1157.44	1224.44	1216.38	1216.38	1216.38			
Sp-Asmnt	21.37	31.89	31.89	31.89				

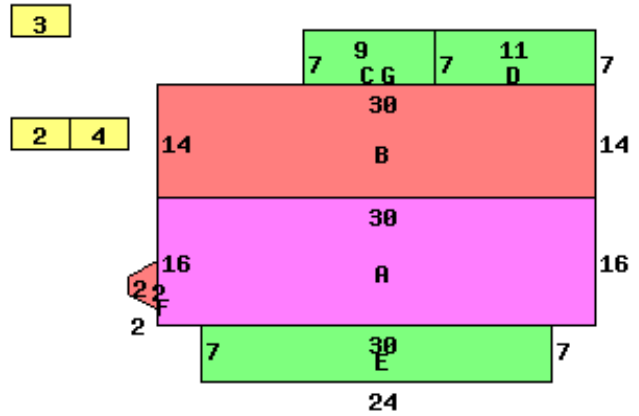
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		480		a	*MAIN
1 B	F	A		420		b	ADDTN
	CAN	P		63	500	c	PORCH
	EFP	P		77	3080	d	PORCH
	OFP	P		168	5040	e	PORCH
1	F/C	A		8		f	ADDTN
	DK	P		63	950	g	PORCH

#: 19, L/W
3622001900000

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

Year	Land	Bldg	Total	Net Tax
2022	2970	15820	18790	877.74
2021	2970	15820	18790	880.94

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



823 W NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	908	99440
	Part Upper	FRAME	480	25700
	Basement		900	16810
	Subtotal			141950
Metal	Roof	GABLE		

	B	1	2	U	A		
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:	
						Code:	3670
Central Heat			A			Dwl/Gar/NC%	1.5000
GRAV AIR							
Central A/C			A				
Plumbing							
Standard		1					

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1388		C	OLD/AV	153990	.55	.20	83150
2	Garage	*NV 0	12X26	312			OLD/FR	0			0
3	Shed	*PP 0	6X12	72			OLD/AV	0			0
4	Garage		12X26	312		C	2022AV	7490	.05		10670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	94.0000	94.00	176	108	138	149	14010	14010

Call Back: Sign: LRS Date: 2010-05-27 Lister:

36-220007.0000-v082020R