PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240039.0000 RES
H71 2025

sale

2022 RIGDON DAVID	2021-10-21	
2023 RIGDON DAVID	2021-10-21	
2024 RIGDON DAVID	2021-10-21	
2025 RIGDON DAVID	2021-10-21	HOUSERS W 54 FT S SIDE OL
351 VINE ST	2WD 10	
	$35,000	
KENTON OH 43326		

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

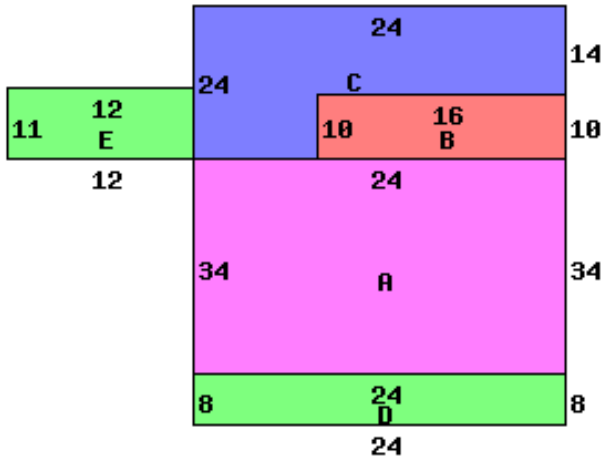
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3290	4740	4740	4740	4750
Bldg100%	46060	46860	46860	46860	46870
Totl100%	49340t	51600t	51600t	51600t	51620t
Cauv100%					
Tax Value:					
Land 35%	1150	1660	1660	1660	1660
Bldg 35%	16120	16400	16400	16400	16400
Totl 35%	17270t	18060t	18060t	18060t	18070t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	806.74	742.56	785.56	780.38	
Sp-Asmnt	20.89	20.89	28.66	28.66	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		816		a	*MAIN
1	F/C	A		160		b	ADDTN
	F	G		416	9980	c	GRAGE
	OFP	P		192	5760	d	PORCH
	CVP	P		132	3040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
574	2	2021-10-21	RIGDON DAVID	2WD	*	35000	3290	46060
570	2	2008-11-20	REYNOLDS PENNY J	2WD	*	16500	2630	45540
183	2	2008-04-24	CUSTOMER SOLUTIONS REO	2WD	*	24000	2510	43370
364	2	2006-06-09	BRIDENSTINE TERRI	2WD	*	75560	2510	43370
257	2	2006-06-09	TAYLOR JAMES I	2CT	*	0	2510	43370
12	2	1997-01-09	TAYLOR JAMES I	2WD	*	0	2370	22340

Year	Land	Bldg	Total	Net Tax
2021	1150	16120	17270	809.68
2020	1150	16120	17270	703.26

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



351 VINE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	976	102460
	Basement		816	15260
	Subtotal			117720
Shingle	Roof	HIP		

B 1 2 U A

Panelled Wall	X	Garages and Carports	9980
Unfinished Wall	X	Extra Features	8800
Floor/Carpet	X	Total Value	136500
Floor/Tile-Lino	L		
Number of Rooms	1 6	PUB SIDEWALK	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.0900
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	1 B F		976		C-	OLD/FR	122850	.65		46870

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.0000	54.00	81	73	120	88	4750	4750

Call Back: Sign: PSN Date: 2015-02-04 Lister:

36-240039.0000-v082020R