

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240039.0000
H71

RES
2025

sale

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

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

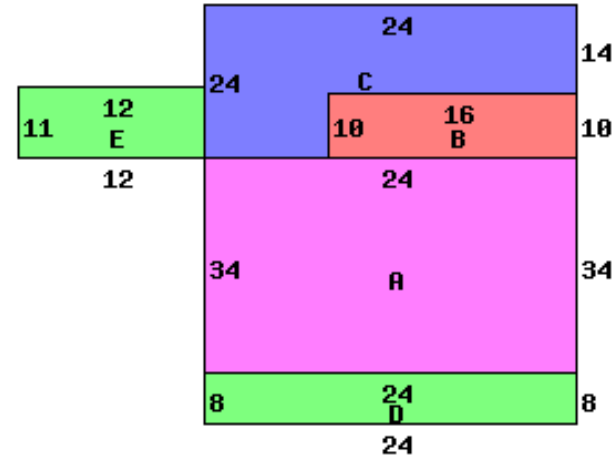
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3290	4740	4740	4740	4740	4750
Bldg100%	46060	46860	46860	46860	46860	46870
Totl100%	49340t	51600t	51600t	51600t	51600t	51620t
Cauvl00%						
Tax Value:						
Land 35%	1150	1660	1660	1660	1660	1660
Bldg 35%	16120	16400	16400	16400	16400	16400
Totl 35%	17270t	18060t	18060t	18060t	18060t	18070t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	806.74	742.56	785.56	780.38	780.38	
Sp-Asmnt	20.89	20.89	28.66	28.66		

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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		976	102460
Floor Level	Main FRAME	816	15260
	Basement		117720
	Subtotal		
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		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	976	Rate	C-	Cond	Value	Dpr	Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	value	true	value
front lot	frontage	frontage	depth	factor	rate	rate	value	value	value	value
	54.0000	54.00	81	73	120	88	4750	4750	4750	4750