PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240040.0000 IND
H69 2026

sale

2023 RIGDON DAVID	2020-04-09	
2024 RIGDON DAVID	2020-04-09	
2025 RIGDON DAVID	2020-04-09	
2026 RIGDON DAVID	2020-04-09	CALLAMS 1ST 9 PT 11
347 N VINE ST	2WD	
	$50,000	
KENTON OH 43326		

Eff Rate: 53.98 — 56.47 — 56.17 — 56.17 — **a/r**

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	320	320	320	320	320	320	320
Acres							
Land100%	14400	14400	14400	14400	14400	17290	17280
Bldg100%	83660	83660	83660	83660	83660	100370	100380
Totl100%	98060t	98060t	98060t	98060t	98060t	117660t	117660t
Cauv100%							
Tax Value:							
Land 35%	5040	5040	5040	5040	5040	6050	6050
Bldg 35%	29280	29280	29280	29280	29280	35130	35130
Totl 35%	34320t	34320t	34320t	34320t	34320t	41180t	41180t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1852.46	1937.98	1927.84	1927.84			
Sp-Asmnt	248.41	254.86	254.86	254.86			

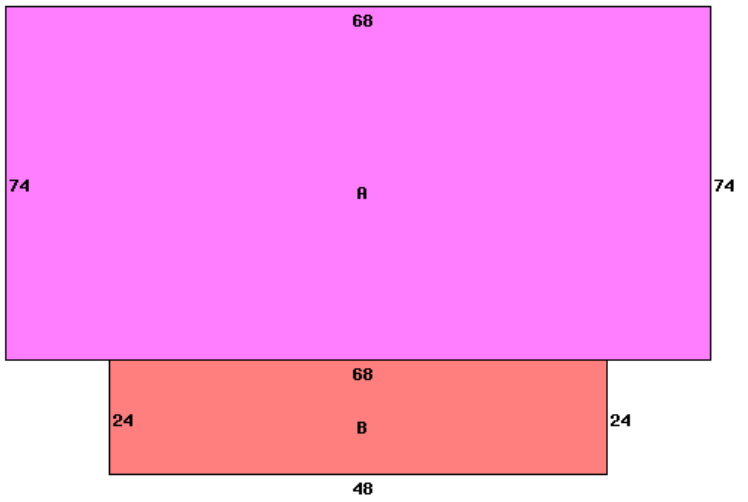
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
16'	*STRG	M		5032	a	*MAIN
10'	*OFFI	A		1152	b	ADDTN

#: 41, 42 L/W
STORAGE HAS HEAT, OFFICE HAS HEAT AND PLUMBING
362400410000
362400420000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
156	2	2020-04-09	RIGDON DAVID	2WD	50000	14400	83660
363	2	2016-08-22	KENTON IRON PRODUCTS LLC	2WD	27596	16110	76490

Year	Land	Bldg	Total	Net Tax
2022	5040	29280	34320	1971.74
2021	5040	29280	34320	1985.68

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



347 N VINE 43326

Occupancy 0 Vacant Land

B 1 2 U A

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	STORAGE			5032	31.78	C	1990FR	159920	.45	.25	65970
2	OFFICE			1152	79.66	C	1990FR	91770	.50	.25	34410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
other	.4800				30000	30000	14400	17280

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

Call Back: Sign: PSN Date: 2015-02-04 Lister: 36-240040.0000-v082020R