PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240040.0000 IND
H69 2025

sale

2022	RIGDON DAVID	2020-04-09
2023	RIGDON DAVID	2020-04-09
2024	RIGDON DAVID	2020-04-09
2025	RIGDON DAVID	2020-04-09 CALLAMS 1ST 9 PT 11
	347 N VINE ST	2WD
		$50,000
	KENTON OH 43326	

Eff Rate: – 57.45 — 53.98 — 56.47 — 56.47 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	320	320	320	320	320
Acres					
Land100%	14400	14400	14400	14400	14400
Bldg100%	83660	83660	83660	83660	83670
Totl100%	98060t	98060t	98060t	98060t	98070t
Cauv100%					
Tax Value:					
Land 35%	5040	5040	5040	5040	5040
Bldg 35%	29280	29280	29280	29280	29280
Totl 35%	34320t	34320t	34320t	34320t	34320t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1971.74	1852.46	1937.98		
Sp-Asmnt	248.41	248.41	254.86		

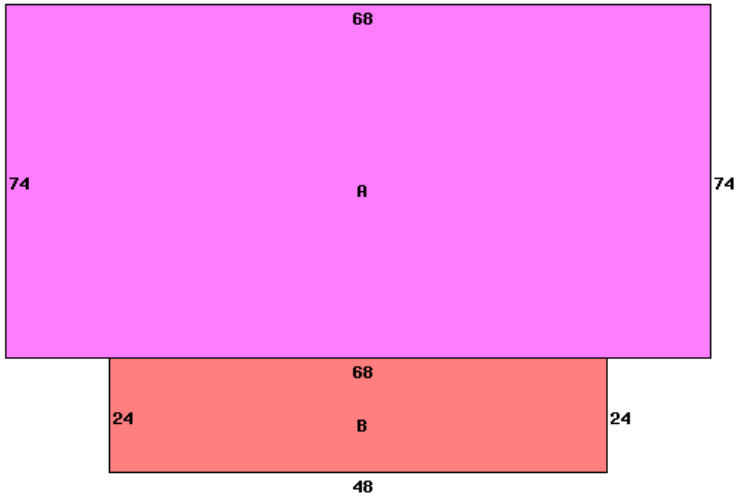
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
16'	*STRG	M		5032		a	*MAIN
10'	*OFFI	A		1152		b	ADDTN

#: 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
2021	5040	29280	34320	1985.68
2020	5040	29280	34320	1775.10

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



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	26.49	C	1990FR	133300	.45	.25	54990
2	OFFICE			1152	66.39	C	1990FR	76480	.50	.25	28680

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

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

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