

PLEASANT TWP
KENTON CORP

05:17 AM

36-240040.0000
H69

IND
2025

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2022 RIGDON DAVID
2023 RIGDON DAVID
2024 RIGDON DAVID
2025 RIGDON DAVID
347 N VINE ST
KENTON OH 43326

2020-04-09
2020-04-09
2020-04-09
2020-04-09 CALLAMS 1ST 9 PT 11
2WD
\$50,000

- Eff Rate: - 57.45 — 53.98 — 56.47 — 56.17 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	320	320	320	320	320
Acres					
Land100%	14400	14400	14400	14400	17280
Bldg100%	83660	83660	83660	83660	100380
Totl100%	98060t	98060t	98060t	98060t	117660t

- Tax Value:

Land 35%	5040	5040	5040	5040	6050
Bldg 35%	29280	29280	29280	29280	35130
Total 35%	34320t	34320t	34320t	34320t	41180t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1971.74	1852.46	1937.98	1927.84	
Sp-Asmnt	248.41	248.41	254.86	254.86	

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

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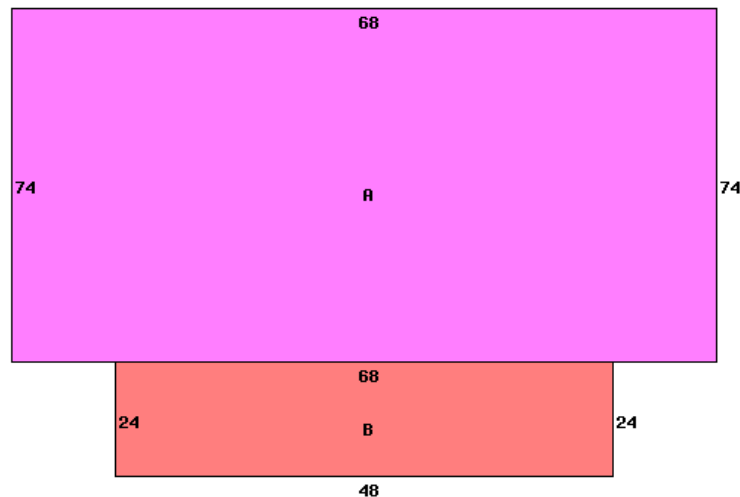
# 41, 42 L/W
STORAGE HAS HEAT, OFFICE HAS HEAT AND PLUMBING
362400410000
362400420000

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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



347 N VINE 43326

Occupancy @ Vacant Land

- B 1 2 U A

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Neighborhood:
Code:                4444
DwL/Gar/NC%         1.2000
lot/hmsite%          1.2000
res-ag:Ind%          1.2000
ag-t:c/p/w%          1.2000
ag-t:other%          1.2000
ag:outbldg%          1.2000

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	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		1990FR	159920	.45	.25	65970
2	OFFICE			1152	79.66		1990FR	91770	.50	.25	34410
other		acres/ frontage	effective frontage	depth	depth factor		actual rate	effective rate	extended value		true value
		.4800					30000	30000	14400		17280

Call Back:

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

36-240040.0000-v082020R