PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240043.0000 IND
H75 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 17-24
350 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%	34510	34510	34510	34510	34510	41400	41400
Bldg100%	115800	115800	115800	115800	115800	138910	138920
Totl100%	150310t	150310t	150310t	150310t	150310t	180310t	180320t
Cauv100%							
Tax Value:							
Land 35%	12080	12080	12080	12080	12080	14490	14490
Bldg 35%	40530	40530	40530	40530	40530	48620	48620
Totl 35%	52610t	52610t	52610t	52610t	52610t	63110t	63110t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2839.70	2970.78	2955.26	2955.26			
Sp-Asmnt	268.20	259.58	259.58	259.58			

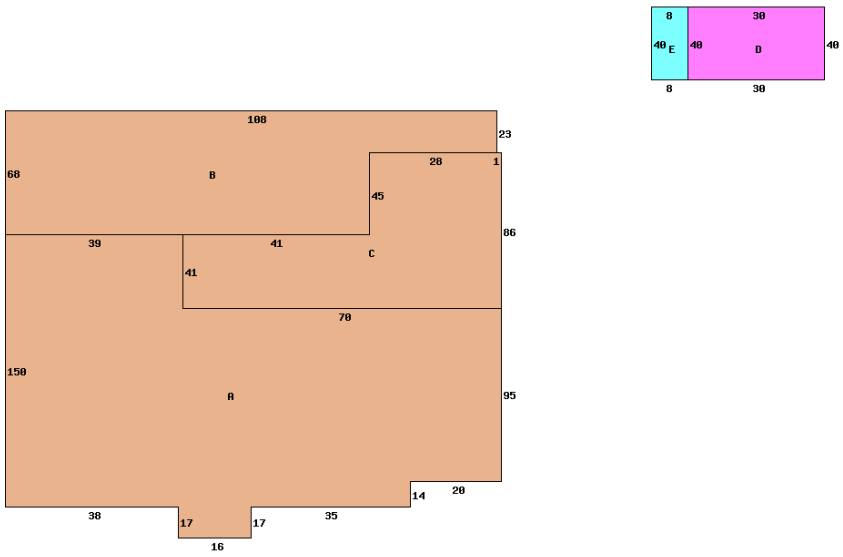
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
16'	*MANF	C		13472		a	OTHER
16'	*MANF	C		6084		b	OTHER
10'	*MANF	C		4175		c	OTHER
16'	*POLE	M		1200		d	*MAIN

#: 44 TO 50 L/W
STANDARD PLUMBING &HEAT
362400440000
362400450000
362400460000
362400470000
362400480000
362400490000
362400500000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
156	2	2020-04-09	RIGDON DAVID	2WD	50000	34510	115800
363	2	2016-08-22	KENTON IRON PRODUCTS LLC	2WD	27596	34510	106310

Year	Land	Bldg	Total	Net Tax
2022	12080	40530	52610	3022.54
2021	12080	40530	52610	3043.90

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



350 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	MFG			24979	31.78	C	1900FR	793830	.80	.15	134950
2	STORAGE			1200	16.53	C	1986FR	19840	.80		3970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.1500							41400

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: 36-240043.0000-v082020R