

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310015.0000
F31

RES
2025

sale

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

2022 RIGDON RENTAL PROPRT	2021-02-24	
2023 RIGDON RENTAL PROPRT	2021-02-24	
2024 RIGDON RENTAL PROPRT	2021-02-24	
2025 RIGDON RENTAL PROPRTIE	2021-02-24	C-C 14
408 N LEIGHTON ST		1QC
KENTON OH 43326	\$5,000	

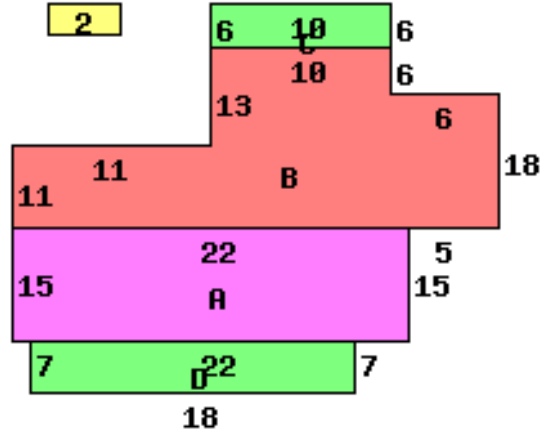
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	7460	7460	7460	7460
Bldg100%	41690	43660	43660	43660	43660
Totl100%	46890t	51110t	51110t	51110t	51120t
Cauvl00%					
Tax Value:					
Land 35%	1820	2610	2610	2610	2610
Bldg 35%	14590	15280	15280	15280	15280
Totl 35%	16410t	17890t	17890t	17890t	17890t
Hmstd35%					
Owner Oc	15.92				
Hmstd RB					
Net Tax	750.64	735.58	778.18	773.04	
Sp-Asmnt	20.83	20.83	28.62	28.62	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		330			
1	F/C	A		469		b	ADDTN
	EPF	P		60	2400	c	PORCH
	OPF	P		126	3780	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
61	1	2021-02-24	RIGDON RENTAL PROPERTIES	1QC *	5000	5200	41690
540	1	2017-12-12	MABREY THOMAS C	1WD *	0	4940	33370
26	1	1996-01-17	MABREY LAURA A	1WD	16000	5000	8710

Year	Land	Bldg	Total	Net Tax
2021	1820	14590	16410	351.72
2020	1820	14590	16410	304.44

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



408 N LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	799 97630
Qtr Story	FRAME	330 1520
Basement		165 3470
Subtotal		102620
Shingle	Roof	GABLE
Plaster/Drywall	D	D 330 sq ft
Panelled Wall	X	Attic Finish 5980
Unfinished Wall	X	Plumbing 1400
Floor/Pine	X	Extra Features 6180
Floor/Carpet	X	Total Value 116180
Floor/Tile-Lino	T	
Number of Rooms	1 4	2 PUB PAVED ST/RD
Bedrooms	1 2	2 PUB SIDEWALK
Central Heat	A	
FORCED AIR		Neighborhood: Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	FtxFt	Area	Grade	Cond	Value	Dpr	Value
2 Garage	F 0	20X30	1129	C-	OLD/FR	104560	.65	39890
			600	D	OLD/FR	11520	.70	3770
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	66.0000	66.00	132	94	120	7460	7460	