PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310033.0000 RES
F64 2026

sale

2023 RIGDON RENTAL PROPERT	2014-07-17	
2024 RIGDON RENTAL PROPERT	2014-07-17	
2025 RIGDON RENTAL PROPERT	2014-07-17	
2026 RIGDON RENTAL PROPERTIE	2014-07-17 C-C 32	
404 CENTER & 518 GROVE S T	10Q	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

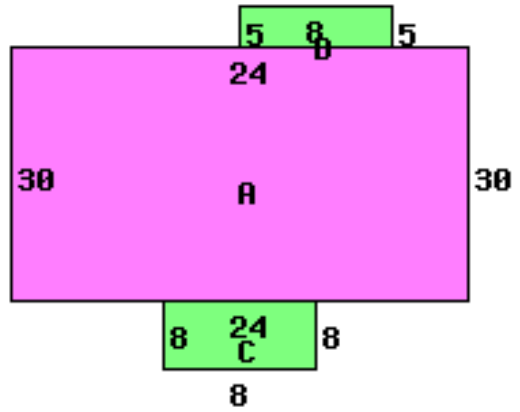
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8660	8650
Bldg100%	26830	26830	26830	26830		26830	36940	36930
Totl100%	34340t	34340t	34340t	34340t		34340t	45600t	45580t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3030	3030
Bldg 35%	9390	9390	9390	9390		9390	12930	12930
Totl 35%	12020t	12020t	12020t	12020t		12020t	15960t	15950t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	494.22	522.84	519.40	519.40	519.40			
Sp-Asmnt	86.66	27.10	27.10	27.10				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
	DK	P		40	600	b	PORCH
	DK	P		64	960	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
24	10	2014-07-17	RIGDON RENTAL PROPERTIES	10Q *	0	6000	16310
67	1	2006-02-03	RIGDON J DAVID	1SH	10000	4630	25000
128	10	2000-03-03	TACKETT MICHAEL P & REGI	10	25700	4200	19260
266	0	1988-04-14		*	0	0	12600

Year	Land	Bldg	Total	Net Tax
2022	1840	8000	9840	459.66
2021	1840	8000	9840	461.32

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



404 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	720	90500
	Subtotal			90500
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Heating	-890
Panelled Wall	X	Extra Features	1560
Floor/Pine	X	Total Value	91170
Number of Rooms	4		
Bedrooms	2	PUB PAVED ST/RD	
		Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3670
		Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		720		D	OLD/AV	72940	.55	.25	36930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	136	95	138	131	8650	8650

Call Back: Sign: PSN Date: 2015-12-03 Lister:

36-310033.0000-v082020R