PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-390025.0000 COM
UU05 2026

sale

2023 RIGDON RENTAL PROPERT	2020-01-17	
2024 RIGDON RENTAL PROPERT	2020-01-17	
2025 RIGDON RENTAL PROPERT	2020-01-17	
2026 RIGDON RENTAL PROPERTIE	2020-01-17	TRAEGERS PT PT VAC ALLEY
715 N DETROIT ST	1ED	1-2 SEE PCL 36-390025.01
	$50,000	FOR REST OF SPECIAL ASSES
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	455	455	455	455	455	455	455
Acres							
Land100%	32660	32660	32660	32660	32660	39170	39180
Bldg100%	14890	14890	14890	14890	14890	17860	17860
Totl100%	47540t	47540t	47540t	47540t	47540t	57030t	57040t
Cauv100%							
Tax Value:							
Land 35%	11430	11430	11430	11430	11430	13710	13710
Bldg 35%	5210	5210	5210	5210	5210	6250	6250
Totl 35%	16640t	16640t	16640t	16640t	16640t	19960t	19960t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	898.16	939.64	934.70	934.70			
Sp-Asmnt	155.00	348.84	138.00	138.00			

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Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
22	1	2020-01-17	RIGDON RENTAL PROPERTIES	1ED		50000	29690	10910
321	1	2019-09-17	RAREY CAROLYN S	1AF	*	0	29690	10910
267	1	1995-04-10	RAREY EUGENE C & SUE	WD		50000	17800	28200
78	1	1990-01-31		1WD		49994	0	32310
457	0	1988-06-22			*	35500	0	32310

Year	Land	Bldg	Total	Net Tax
2022	10910	3820	14730	846.26
2021	10910	3820	14730	852.24

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			

1

715 N DETROIT 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	BODYSHOP			1934	46.17	C	1960AV	74420	.80		17860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		212.00	72	70	220	154	32650	39180

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: 2015-02-24 Lister: 36-390025.0000-v082020R