

PLEASANT TWP  
KENTON CORP

00350

REAL PROPERTY RECORD

Hardin County, Ohio  
Michael T. Bacon, Auditor

09:38 PM

36-390025.0000  
UU05

COM  
2025

|                             |  |            |            |  |        |        |        |        |        |
|-----------------------------|--|------------|------------|--|--------|--------|--------|--------|--------|
| 2022 RIGDON RENTAL PROPRT   |  | 2020-01-17 | Tax Year   |  | 2022   | 2023   | 2024   | 2025   | CAMA   |
| 2023 RIGDON RENTAL PROPRT   |  | 2020-01-17 | Prop Cls   |  | 455    | 455    | 455    | 455    | 455    |
| 2024 RIGDON RENTAL PROPRT   |  | 2020-01-17 | Acres      |  |        |        |        |        |        |
| 2025 RIGDON RENTAL PROPRTIE |  | 2020-01-17 | Land100%   |  | 31170  | 32660  | 32660  | 32660  | 32650  |
| 715 N DETROIT ST            |  | 1ED        | Bldg100%   |  | 10910  | 14890  | 14890  | 14890  | 14880  |
|                             |  | \$50,000   | Totl100%   |  | 42090t | 47540t | 47540t | 47540t | 47530t |
| KENTON OH 43326             |  |            | Cauv100%   |  |        |        |        |        |        |
|                             |  |            | Tax Value: |  |        |        |        |        |        |
|                             |  |            | Land 35%   |  | 10910  | 11430  | 11430  | 11430  | 11430  |
|                             |  |            | Bldg 35%   |  | 3820   | 5210   | 5210   | 5210   | 5210   |
|                             |  |            | Totl 35%   |  | 14730t | 16640t | 16640t | 16640t | 16640t |
|                             |  |            | Hmstd35%   |  |        |        |        |        |        |
|                             |  |            | Owner 0c   |  |        |        |        |        |        |
|                             |  |            | Hmstd RB   |  |        |        |        |        |        |
|                             |  |            | Net Tax    |  | 846.26 | 898.16 | 939.64 | 934.70 |        |
|                             |  |            | Sp-Asmnt   |  | 135.00 | 155.00 | 348.84 | 138.00 |        |

|                                                              |    |            |                          |               |         |         |         |           |            |
|--------------------------------------------------------------|----|------------|--------------------------|---------------|---------|---------|---------|-----------|------------|
| 363900260000<br>363900270000<br>363900370000<br>363900370100 |    |            |                          |               |         |         |         |           |            |
| 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  | 1985-04-10 | RAREY EUGENE C & SUE     | WD            | 50000   | 17800   | 28200   |           |            |
| 78                                                           | 1  | 1990-01-31 |                          | 1WD           | 49894   | 0       | 32310   |           |            |
| 457                                                          | 0  | 1988-06-22 |                          | *             | 35500   | 0       | 32310   |           |            |
| Year                                                         |    | Land       | Bldg                     | Total         | Net Tax |         |         |           |            |
| 2021                                                         |    | 10910      | 3820                     | 14730         | 852.24  |         |         |           |            |
| 2020                                                         |    | 10910      | 3820                     | 14730         | 761.88  |         |         |           |            |
| p r o j e c t                                                |    |            |                          |               |         |         |         |           |            |
| 131                                                          |    |            | BLANCHARD RIVER MAINT    | XA/2025       |         |         |         | ben acres | / % factor |
| 500                                                          |    |            | HARDIN COUNTY LANDFILL   | XA/2025       |         |         |         |           |            |
| 921                                                          |    |            | BLANCHARD RIVER MAINT    | XA/2023       |         |         |         |           |            |
| 235                                                          |    |            | KELLOGG #983 - BLANCHARD | XA/2025       |         |         |         |           |            |

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|---------------------------------------|--|---------------|------------------------------------|--------------------|-----------------------|-----------------|-----------------------|------------------------|-----------------------------|---------------------------|----------------------------|------------|------------------------|
| Neighborhood:<br>Code:<br>Dwl/Gar/NC% |  | 3720<br>.9600 | Bldg Type<br>1 BODYSHOP            | SHB+Cons           | DixHt<br>FtxFt        | Area<br>1934    | Unit<br>Rate<br>38.48 | Grade<br>C             | Blt/Renov<br>Cond<br>1960AV | Replace<br>Value<br>74420 | Phy<br>Dpr<br>.80          | Fnc<br>Dpr | True<br>Value<br>14880 |
|                                       |  |               | front lot                          | acres/<br>frontage | effective<br>frontage | depth<br>212.00 | depth<br>72           | actual<br>factor<br>70 | effective<br>rate<br>220    | effective<br>rate<br>154  | extended<br>value<br>32650 |            | true<br>value<br>32650 |
| Call Back:                            |  |               | Sign: PSN Date: 2015-02-24 Lister: |                    |                       |                 |                       |                        |                             |                           |                            |            |                        |