PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400096.0000 RES
I25 2026

sale

2023 RIGDON RENTAL PROPERT	2020-02-28	
2024 RIGDON RENTAL PROPERT	2020-02-28	
2025 RIGDON RENTAL PROPERT	2020-02-28	
2026 RIGDON RENTAL PROPERTIE	2020-02-28 E-W W 1/2 W 1/2 45	
705 E KING ST	1WD	
	$4,000	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

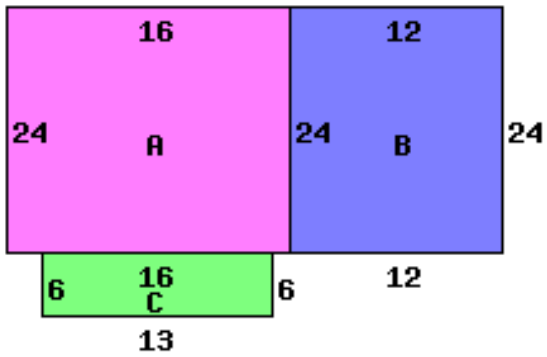
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2660	2660	2660	2660		2660	3110	3100
Bldg100%	19860	19860	19860	19860		19860	27490	27480
Totl100%	22510t	22510t	22510t	22510t		22510t	30600t	30580t
Cauv100%								
Tax Value:								
Land 35%	930	930	930	930		930	1090	1090
Bldg 35%	6950	6950	6950	6950		6950	9620	9620
Totl 35%	7880t	7880t	7880t	7880t		7880t	10710t	10700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	324.00	342.76	340.50	340.50	340.50			
Sp-Asmnt	20.37	26.11	26.11	26.11				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		384		a	*MAIN
	CAR1	G		288	2260	b	GRAGE
	OFP	P		78	2340	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
79	1	2020-02-28	RIGDON RENTAL PROPERTIES	1WD		4000	2230	14200
355	1	2013-08-02	WYOMIC BOBBI	1AF	*	0	3090	15060
171	1	2013-04-15	WYOMIC BOBBI	1WD	*	0	3090	15060
563	1	2004-09-07	VANCE ROBERT	1FD		21000	2340	16830
653	1	1999-12-02	NEAL BILLY D	1CT	*	0	2340	13910
786	1	1988-09-23		1UN	*	0	0	10230
757	1	1988-09-12		1WD		9000	0	10230
756	1	1988-09-12		1UN	*	0	0	10230

Year	Land	Bldg	Total	Net Tax
2022	820	6190	7010	327.46
2021	820	6190	7010	328.66

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



705 E KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	384	58710
	Subtotal			58710
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	2260
Floor/Pine	X	Extra Features	2340
Floor/Carpet	X	Total Value	63310
Number of Rooms	3		
Bedrooms	1	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		

	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		384		D	OLD/FR	50650	.65		27480

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	36.0000	36.00	58	62	138	86	3100	3100

Call Back: Sign: PSN Date: 2015-02-25 Lister: