PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010177.0000 RES
P29 2026

sale

2023 HEILMAN ZACHARY M & A	2018-11-14	
2024 HEILMAN ZACHARY M & A	2018-11-14	
2025 HEILMAN ZACHARY M & A	2018-11-14	
2026 HEILMAN ZACHARY M & ASH	2018-11-14	ORIG 40 FT W END 140
202 & 202 1/2 E OHIO ST	1SD	
	$45,000	
KENTON OH 43326		

2027 HEILMAN RENTAL PROPERTI	2025-03-27	
202 & 202 1/2 E OHIO ST	3WD D	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

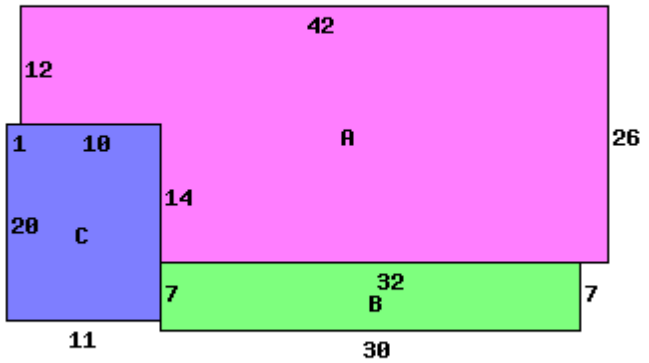
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	2910	2910	2910	2910		2910	3340	3340
Bldg100%	71910	71910	71910	71910		71910	99510	99500
Totl100%	74830t	74830t	74830t	74830t		74830t	102860t	102840t
Cauv100%								
Tax Value:								
Land 35%	1020	1020	1020	1020		1020	1170	1170
Bldg 35%	25170	25170	25170	25170		25170	34830	34830
Totl 35%	26190t	26190t	26190t	26190t		26190t	36000t	35990t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1076.84	1139.18	1131.68	1131.68	1131.68			
Sp-Asmnt	38.89	49.28	49.28	49.28				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		952		a	*MAIN
	OFP	P		210	6300	b	PORCH
	F	G		220	5280	c	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
143	3	2025-03-27	HEILMAN RENTAL PROPERTIES	3WD *	0	2910	71910
562	1	2018-11-14	HEILMAN ZACHARY M & ASHLE	1SD	45000	2430	35710
37	1	2005-01-14	CAHILL RUSSELL & PEGGY	1SH	35000	2770	50510
738	1	1998-12-11	TACKETT REGINA J & MICHA	1WD	45000	2910	30860

Year	Land	Bldg	Total	Net Tax
2022	890	15180	16070	750.68
2021	890	15180	16070	753.42

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



202 & 202 1/2 E OHIO ST 43326

Occupancy 2 Duplex
Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	952	99940
	Full Upper	FRAME	952	60020
	Basement		238	4870
	Subtotal			164830
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X	X	1 /	Extra Living Units	3500
Panelled Wall		X		Plumbing	3500
Unfinished Wall	X			Garages and Carports	5280
Floor/Pine		X	X	Extra Features	6300
Floor/Carpet		X	X	Total Value	183410
Number of Rooms	1	5	3		
Bedrooms		1	3	PUB SIDEWALK	
Central Heat		A		Neighborhood:	
ELECTRIC				Code:	3620
Plumbing				Dwl/Gar/NC%	1.5500
Standard	2				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1904		C	OLD/FR	183410	.65		99500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		44.00	46	55	138	76	3340	3340

Call Back: Sign: PSN Date: 2015-01-13 Lister:

36-010177.0000-v082020R