PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-580003.0000 RES
024 2026

## sale

| | | |
|---|---|---|
| 2023 NGUYEN AN & ANGELINA | 2021-01-25 | |
| 2024 NGUYEN AN & ANGELINA | 2021-01-25 | |
| 2025 NGUYEN AN & ANGELINA | 2021-01-25 | |
| 2026 NGUYEN AN & ANGELINA PH | 2021-01-25 | HEISELS PT 3 |
| 110 HEISEL ST | 1SD | |
| | $78,500 | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2027 DRAPPER CASEY D II | 2025-09-15 | |
| 110 HEISEL ST | 1WD | |
| KENTON OH 43326 | | |

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

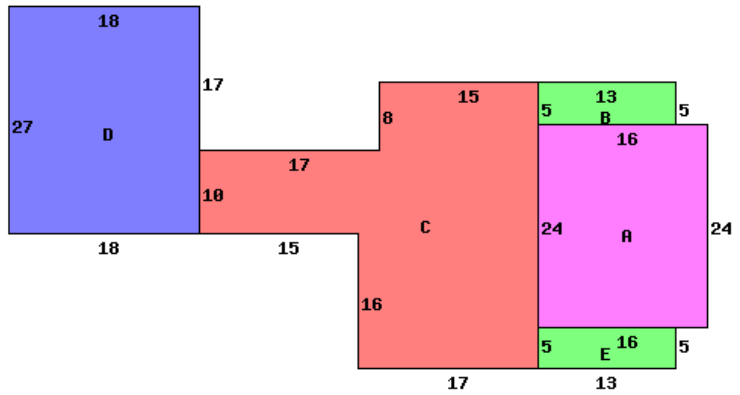
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 7570 | 7570 | 7570 | 7570 | | 7570 | 8740 | 8730 |
| Bldg100% | 93200 | 93200 | 93200 | 93200 | | 93200 | 128690 | 128690 |
| Totl100% | 100770t | 100770t | 100770t | 100770t | | 100770t | 137430t | 137420t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2650 | 2650 | 2650 | 2650 | | 2650 | 3060 | 3060 |
| Bldg 35% | 32620 | 32620 | 32620 | 32620 | | 32620 | 45040 | 45040 |
| Totl 35% | 35270t | 35270t | 35270t | 35270t | | 35270t | 48100t | 48100t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 31.22 | 31.18 | 31.10 | 31.10 | 31.10 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1418.96 | 1502.98 | 1492.94 | 1492.94 | 1492.94 | | | |
| Sp-Asmnt | 21.34 | 32.42 | 32.42 | 32.42 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 384 | | a | *MAIN |
| | OFP | P | | 65 | 1950 | b | PORCH |
| 1 B | F | A | | 712 | | c | ADDTN |
| | F2 | G | | 486 | 11660 | d | GRAGE |
| | OFP | P | | 65 | 1950 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 410 | 1 | 2025-09-15 | DRAPPER CASEY D II | 1WD | | 170000 | 7570 | 93200 |
| 25 | 1 | 2021-01-25 | NGUYEN AN & ANGELINA PHAN | 1SD | | 78500 | 5660 | 75940 |
| 541 | 1 | 2014-12-03 | HOOE CHRISTINE M | 1WD | | 62000 | 7660 | 41910 |
| 353 | 1 | 2010-07-22 | ELKINS GENE A | 1WD | * | 26000 | 7170 | 40630 |
| 12 | 1 | 2009-01-09 | WELLS FARGO BANK NA TRUS | 1SH | * | 33334 | 7170 | 68310 |
| 216 | 1 | 2006-04-11 | FREYTAG KIMBERLY | 1WD | | 89000 | 6740 | 63340 |
| 140 | 1 | 2006-03-10 | WEAVER PHILLIP L | 1WD | | 50000 | 6740 | 63340 |
| 99 | 1 | 2006-02-21 | J P MORGAN CHASE BANK TR | 1SH | | 47000 | 6740 | 63340 |
| 441 | 1 | 2003-07-30 | VASQUEZ LUCINDA | 1WD | | 65000 | 6110 | 52340 |
| 561 | 1 | 2001-11-02 | MANNS TONY E & RAMONA GA | 1SD | | 50000 | 6170 | 43230 |
| 30 | 1 | 1997-01-17 | MORRISON ELMER F | 1WD | | 46500 | 5170 | 30770 |
| 709 | 1 | 1996-11-14 | WINGFIELD THOMAS A & ROB | 1WD | | 45000 | 5170 | 30770 |
| 1183 | 1 | 1995-12-01 | MANNS STEPHEN M | 1FD | | 28000 | 5200 | 29510 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1980 | 26580 | 28560 | 1306.44 |
| 2021 | 1980 | 26580 | 28560 | 1311.30 |

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




110 HEISEL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1096 | 105440 |
| | Full Upper | FRAME | 384 | 35230 |
| | Basement | | 274 | 5380 |
| | Subtotal | | | 146050 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | X | |
| Unfinished Wall | X | | |
| Floor/Hardwood | | X | |
| Floor/Carpet | X | | |
| Floor/Tile-Lino | X | | |
| Number of Rooms | 1 | 4 | 2 |
| Bedrooms | | 1 | 2 |
| Central Heat | | A | |
| FORCED AIR | | | |
| Central A/C | | A | |
| Plumbing | | | |
| Standard | 1 | | |

| | |
|---|---|
| Air Conditioning | 2740 |
| Garages and Carports | 11660 |
| Extra Features | 3900 |
| Total Value | 164350 |
| PUB PAVED ST/RD | |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3630 |
| Dwl/Gar/NC% | 1.4500 |

| | 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 | | 1480 | | C | 1900GD | 164350 | .40 | .10 | 128690 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 90.0000 | 90.00 | 55 | 60 | 161 | 97 | 8730 | 8730 |

Call Back: Sign: PSN Date: 2014-11-21 Lister: