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

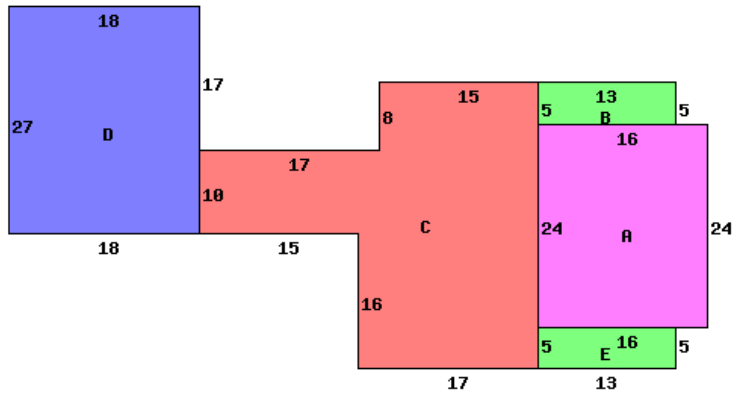
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7570	7570	7570	7570		7570	8740	8730
Bldg100%	93200	93200	93200	93200		93200	128690	128690
Totl100%	100770t	100770t	100770t	100770t		100770t	137430t	137420t
Cauv100%								
Tax Value:								
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

p r o j e c t			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:

36-580003.0000-v082020R