

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-220006.0000  
P50

RES  
2025

sale

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

|      |                   |            |                    |       |  |
|------|-------------------|------------|--------------------|-------|--|
| 2022 | FLOWERS MICHAEL D | 2003-04-16 |                    |       |  |
| 2023 | FLOWERS MICHAEL D | 2003-04-16 |                    |       |  |
| 2024 | FLOWERS MICHAEL D | 2003-04-16 |                    |       |  |
| 2025 | FLOWERS MICHAEL D | 2003-04-16 | LETSONS 3RD OL 132 | 1.25A |  |
|      | 14056 LETSON AVE  | 2AF        |                    |       |  |
|      | KENTON OH 43326   | \$0        |                    |       |  |

|            |         |         |         |         |                      |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA                 |
| Prop Cls   | 510     | 510     | 510     | 510     | 510                  |
| Acres      | 1.2500  | 1.2500  | 1.2500  | 1.2500  |                      |
| Land100%   | 10310   | 9830    | 9830    | 9830    | 9820                 |
| Bldg100%   | 55290   | 72310   | 72310   | 72310   | 72300                |
| Totl100%   | 65600t  | 82140t  | 82140t  | 82140t  | 82120t               |
| Cauv100%   |         |         |         |         |                      |
| Tax Value: |         |         |         |         |                      |
| Land 35%   | 3610    | 3440    | 3440    | 3440    | 3440                 |
| Bldg 35%   | 19350   | 25310   | 25310   | 25310   | 25310                |
| Totl 35%   | 22960t  | 28750t  | 28750t  | 28750t  | 28740t               |
| Hmstd35%   | 22890   | 28680   | 28680   | 28680   |                      |
| Owner Oc   | 21.58   | 24.60   | 24.56   | 24.50   | hmstd 3440 l 25240 b |
| Hmstd RB   |         |         |         |         |                      |
| Net Tax    | 1028.26 | 1126.24 | 1194.74 | 1186.56 |                      |
| Sp-Asmnt   | 24.25   | 24.25   | 34.64   | 31.64   |                      |

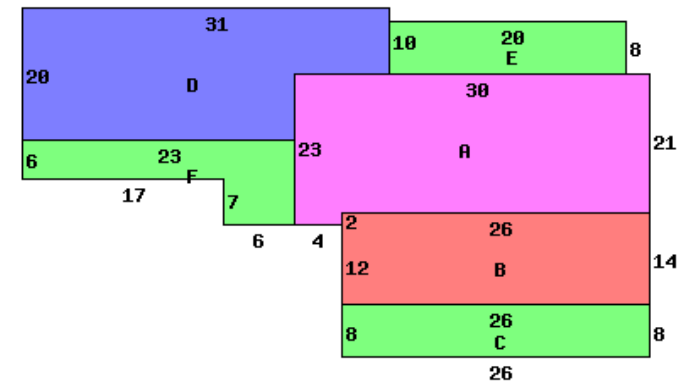
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 B  | F    | M    |      | 638   |       | b | ADDTN |
| 1HB  | F    | A    |      | 364   |       | c | PORCH |
|      | OFFP | P    |      | 208   | 6240  | d | GRAGE |
|      | F2   | G    |      | 540   | 12960 | e | PORCH |
|      | DK   | P    |      | 160   | 2400  | f | PORCH |
|      | RFX  | P    |      | 180   | 1800  |   |       |

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 179   | 2  | 2003-04-16 | FLOWERS MICHAEL D        | 2AF *         | 0      | 8690    | 30770   |
| 434   | 2  | 1997-08-01 | FLOWERS DALE & MICHAEL D | 2SD           | 60000  | 8260    | 19510   |
| 842   | 2  | 1995-09-06 | MANN'S RODNEY J & BRENDA | 2SD           | 50200  | 8200    | 18310   |
| 508   | 1  | 1991-06-27 |                          | 1UN *         | 35000  | 0       | 30710   |
| 363   | 0  | 1986-05-22 |                          |               | 20000  | 0       | 25400   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 3610 | 19350 | 22960 | 1032.12 |
| 2020 | 3610 | 19350 | 22960 | 890.50  |

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

2



14056 LETSON AVE 43326

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |             |
|---------------------------|------------|------------------------|-------------|
| Story Height              | 1H         | Sq-Ft                  | Value       |
| Floor Level               | Main       | FRAME                  | 1002 100850 |
|                           | Part Upper | FRAME                  | 364 20600   |
|                           | Basement   |                        | 1002 18680  |
|                           | Subtotal   |                        | 140130      |
| Shingle                   | Roof       | GABLE                  |             |
|                           | B 1 2 U A  |                        |             |
| Plaster/Drywall           | X X        | Heating                | -480        |
| Unfinished Wall           | X          | Air Conditioning       | 1750        |
| Floor/Hardwood            | X X        | Garages and Carports   | 12960       |
| Number of Rooms           | 1 5 2      | Extra Features         | 10440       |
| Bedrooms                  | 2          | Total Value            | 164800      |
| Central Heat              | X          | PUB ELECTRIC           |             |
| FORCED AIR                |            | PUB GAS                |             |
| Central A/C               | X          | PUB WATER              |             |
| Plumbing                  |            | PRIV WATER             |             |
| Standard                  | 1          | PUB PAVED ST/RD        |             |
|                           |            | Neighborhood:          |             |
|                           |            | Code:                  | 400         |
|                           |            | Dwl/Gar/NC%            | 1.2500      |

| Bldg Type  | SHB+Cons        | DixHt              | Unit  | Grade        | Blt/Renov      | Replace        | Phy Dpr    | Fnc Dpr    | True Value |
|------------|-----------------|--------------------|-------|--------------|----------------|----------------|------------|------------|------------|
| 1 DWELLING | 1 B F           |                    |       | C            | 1900FR         | 164800         | .65        |            | 72100      |
| 2 Shed     | *SV 0           | 36X40              | 1500  |              | OLD/PR         | 200            |            |            | 200        |
| front lot  | acres/ frontage | effective frontage | depth | actual depth | effective rate | extended value | true value | Shape / Si |            |
|            | 178.00          | 228                | 115   | 60           | 69             | 12280          | 9820       |            |            |

Call Back:

Sign: PSN Date: 2015-08-06 Lister:

04-220006.0000-v082020R