

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

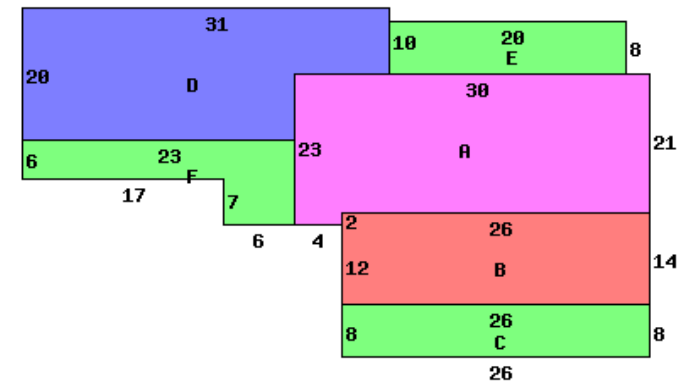
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		638		b	ADDTN
1HB	F	A		364		c	PORCH
	OFFP	P		208	6240	d	GRAGE
	F2	G		540	12960	e	PORCH
	DK	P		160	2400	f	PORCH
	RFX	P		180	1800		

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	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		1366		C	1900FR	164800	.65	Dpr	Value
2 Shed	*SV 0	36X40	1500			OLD/PR	200		Dpr	200
	acres/	effective	depth	actual	effective	extended	true			
front lot	frontage	frontage	depth	factor	rate	value	value			Shape / Si
		178.00	228	115	60	12280	9820			

Call Back:	Sign: PSN Date: 2015-08-06	Lister:	04-220006.0000-v082020R
------------	----------------------------	---------	-------------------------