BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-220006.0000 RES
P50 2026

sale

2023 FLOWERS MICHAEL D	2003-04-16	
2024 FLOWERS MICHAEL D	2003-04-16	
2025 FLOWERS MICHAEL D	2003-04-16	
2026 FLOWERS MICHAEL D	2003-04-16	LETSONS 3RD OL 132 1.25A
14056 LETSON AVE	2AF	
	$0	
KENTON OH 43326		

Eff Rate: – 43.46 — 45.84 — 45.54 — 45.54 — a/r

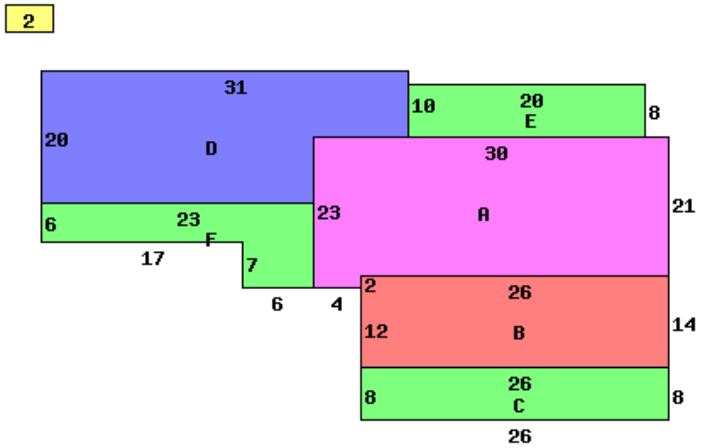
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	1.2500	1.2500	1.2500	1.2500	1.2500			
Land100%	9830	9830	9830	9830		9830	11260	11250
Bldg100%	72310	72310	72310	72310		72310	104030	104020
Totl100%	82140t	82140t	82140t	82140t		82140t	115290t	115270t
Cauv100%								
Tax Value:								
Land 35%	3440	3440	3440	3440		3440	3940	3940
Bldg 35%	25310	25310	25310	25310		25310	36410	36410
Totl 35%	28750t	28750t	28750t	28750t		28750t	40350t	40340t
Hmstd35%	28680	28680	28680	28680		28680	40280	
Owner Oc	24.60	24.56	24.50	24.50	24.50	hmstd 3440 l	25240 b	
Hmstd RB								
Net Tax	1126.24	1194.74	1186.56	1186.56	1186.56			
Sp-Asmnt	24.25	34.64	31.64	31.64				

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

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	MANNS 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
2022	3610	19350	22960	1028.26
2021	3610	19350	22960	1032.12

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



14056 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Number of Rooms	1	5	2		
Bedrooms			2		
Central Heat			X		
FORCED AIR					
Central A/C			X		
Plumbing					
Standard	1				

Heating	-480
Air Conditioning	1750
Garages and Carports	12960
Extra Features	10440
Total Value	164800
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV WATER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1366		C	1900FR	164800	.65		103820
2	Shed	*SV 0	36X40	1500			OLD/PR	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		178.00	228	115	69	79	14060	11250	Shape / Si

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