

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-090004.0000  
EE65

RES  
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 BOLEN JOHN	2014-02-26	
2023 BOLEN JOHN	2014-02-26	
2024 BOLEN JOHN	2014-02-26	
2025 BOLEN JOHN	2014-02-26	LETSONS 3RD 85
126 W LETSON ST	1QC	
KENTON OH 43326	\$0	

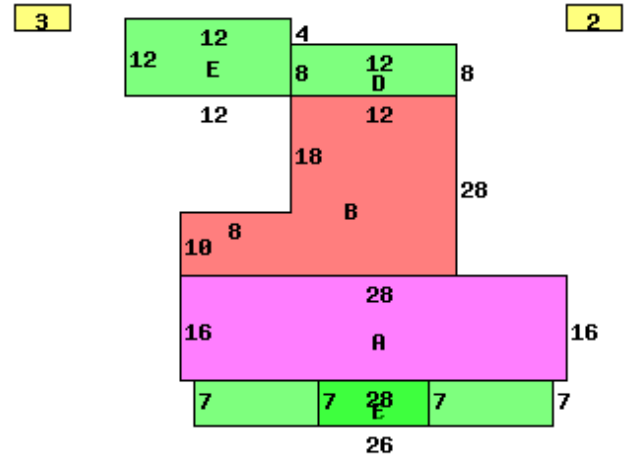
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3600	5110	5110	5110	5120
Bldg100%	67000	87970	87970	87970	87980
Totl100%	70600t	93090t	93090t	93090t	93100t
Cauv100%					
Tax Value:					
Land 35%	1260	1790	1790	1790	1790
Bldg 35%	23450	30790	30790	30790	30790
Totl 35%	24710t	32580t	32580t	32580t	32580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1154.30	1339.58	1417.14	1407.80	
Sp-Asmnt	21.45	21.45	33.62	33.62	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		448		b	ADDTN
1	F/C	A		416		c	PORCH
	OFFP	P		182	5460	d	PORCH
	OFFP	P		96	2880	e	PORCH
	DK	P		144	2160	f	PORCH
	OFFP2	P		56	1680		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
92	1	2014-02-26	BOLEN JOHN	1QC *	0	3770	44800
277	1	2004-06-10	BOLEN JOHN & DANIELLE M	1WD	45000	3230	34430
250	1	2004-06-10	ABN AMRO MORTGAGE GROUP	1QC *	0	3230	34430
28	1	2004-01-15	FEDERAL HOME LOAN MORTG	1SH	38000	3230	34430
182	1	1999-04-09	ROBY JAMES & REGINA A	1WD	30000	3430	20770
160	1	1993-03-05	WEAVER PHILLIP	1WD *	0	0	20600
662	1	1992-07-15		1UN *	0	0	20600
661	1	1992-07-15		1WD	14400	0	20600
893	0	1985-12-17		1WD *	21800	0	19600

Year	Land	Bldg	Total	Net Tax
2021	1260	23450	24710	1158.50
2020	1260	23450	24710	1006.24

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



126 W LETSON ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	864 98480
	Part Upper	FRAME	448 24730
	Subtotal		123210
Shingle	Roof	GABLE	
Plaster/Drywall	P P	Air Conditioning	2410
Panelled Wall	X	Extra Features	12180
Floor/Carpet	X X	Total Value	137800
Floor/Tile-Lino	L L		
Number of Rooms	4 2	PUB SIDEWALK	
Bedrooms	1 2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Central A/C	A	Dwl/Gar/NC%	.9700
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1312		C	OLD/GD	137800	.40		80200
2 Pole Build		24X36	864	C	2015AV	10370	.25		7780
3 Shed	*PP F	6X10	60		OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
		47.00	125	91	120	109	5120	5120	