BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090009.0000 RES
EE37.01 2026

sale

2023 BELL GREG S & MELISSA	2021-12-21	
2024 BELL GREG S & MELISSA	2021-12-21	
2025 BELL GREG S & MELISSA	2021-12-21	
2026 BELL GREG S & MELISSA	2021-12-21	LETSON 3RD INLOT 90
220 LETSON ST	1WD	PT VAC ALLEY
	$70,000	
KENTON OH 43326		

Orig Tax Year 2018
Parent: 06-090006.0000

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

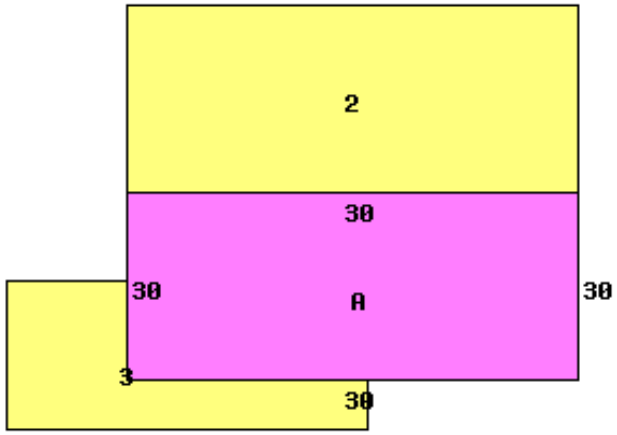
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8260	8260	8260	8260		8260	9540	9530
Bldg100%	40800	40800	40800	40800		40800	40800	40800
Totl100%	49060t	49060t	49060t	49060t		49060t	50340t	50330t
Cauv100%								
Tax Value:								
Land 35%	2890	2890	2890	2890		2890	3340	3340
Bldg 35%	14280	14280	14280	14280		14280	14280	14280
Totl 35%	17170t	17170t	17170t	17170t		17170t	17620t	17620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	705.98	746.84	741.92	741.92	741.92			
Sp-Asmnt	2.00	11.07	11.07	11.07				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	M	M		900	a	*MAIN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
678	1	2021-12-21	BELL GREG S & MELISSA	1WD	70000	5830	21710
569	1	2021-12-21	HERZOG TAMMY R & GREG RUD	1AF *	0	5830	21710

Year	Land	Bldg	Total	Net Tax
2022	2040	7600	9640	450.34
2021	2040	7600	9640	451.96

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



220 LETSON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height				
Floor Level	Main	FRAME	900	102580
	Subtotal			102580
Metal				

B 1 2 U A

Plaster/Drywall	D	Heating	-1030
Floor/Concrete	X	Extra Features	5
Number of Rooms	3	Total Value	101555
Bedrooms	1		
		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3600
		Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	POLE DWLG			900	36.40	C	2018AV	32760	.20		26210
2	Pole Build		30X30	900		D	2018AV	8640	.20		6910
3	P	OFP		320		C	2018AV	9600	.20		7680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	127	92	138	127	9530	9530

Call Back: Sign: PSN Date: 2018-05-24 Lister: 06-090009.0000-v082020R