BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130001.0000 RES
EE02 2026

sale

2023 MYERS GILBERT C II	2014-10-29	
2024 MYERS GILBERT C II	2014-10-29	
2025 HERNANDEZ SINTHIA MER	2024-07-12	
2026 HERNANDEZ SINTHIA MERAN	2024-07-12	LETSONS 3RD 93-95
260 LETSON ST	1WD	
	$30,000	
KENTON OH 43326		

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%	12310	12310	12310	12310		12310	14170	14180
Bldg100%	54310	54310	54310	54310		54310	85140	85130
Totl100%	66630t	66630t	66630t	66630t		66630t	99310t	99310t
Cauv100%								
Tax Value:								
Land 35%	4310	4310	4310	4310		4310	4960	4960
Bldg 35%	19010	19010	19010	19010		19010	29800	29800
Totl 35%	23320t	23320t	23320t	23320t		23320t	34760t	34760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	958.84	1014.36	1007.66	1007.66	1007.66			
Sp-Asmnt	53.31	60.88	30.88	30.88				

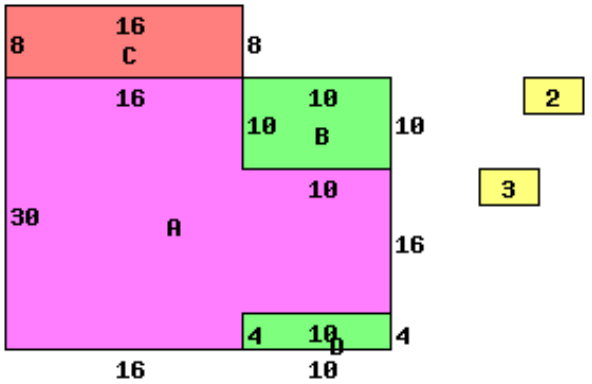
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		640		a	*MAIN
	EFP	P		100	4000	b	PORCH
1	F/C	A		128		c	ADDTN
	OFP	P		40	1200	d	PORCH

#: 2 & 3, L/W
061300020000
061300030000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
285	1	2024-07-12	HERNANDEZ SINTHIA MERANY	1WD	30000	12310	54310
485	3	2014-10-29	MYERS GILBERT C II	3FD	85000	9000	29970
366	7	2003-07-30	JAMES MARY GAYLE ETAL	7CT *	0	6830	26260
591	1	2001-11-15	JAMES ROBERT & MARY	1WD	45000	6860	22690
590	1	2001-11-15	WHITAKER CHARLES & LILLI	1WD	37500	6860	22690

Year	Land	Bldg	Total	Net Tax
2022	3020	15920	18940	884.74
2021	3020	15920	18940	887.98

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



260 LETSON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	768	93840
	Qtr Story	FRAME	640	10740
	Subtotal			104580
Metal	Roof	GABLE		

B 1 2 U A				
Fiberboard Wall	X	X	Extra Features	5200
Floor/Pine	X	X	Total Value	109780
Floor/Carpet	X	X		
Floor/Tile-Lino	X		PUB PAVED ST/RD	
Number of Rooms	4	3	PUB ALLEY	
Bedrooms		3		
			Neighborhood:	
Central Heat	A		Code:	3600
FORCED AIR			Dwl/Gar/NC%	1.3700
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF/C		768		D+	OLD/GD	93310	.40		76700
2	Shed	*PP M	10X10	100			OLD/	0			0
3	Garage		10X27	270		C	2026AV	6480	.05		8430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		115.00	165	105	138	145	16680	14180	Excess Fro

Call Back: Sign: PSN Date: 2014-12-18 Lister:

06-130001.0000-v082020R