BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130004.0000 RES
EE03 2026

## sale

| | | |
|---|---|---|
| 2023 MYERS GILBERT C II | 2014-10-29 | |
| 2024 MYERS GILBERT C II | 2014-10-29 | |
| 2025 FAHEY JONATHAN | 2024-03-11 | |
| 2026 FAHEY JONATHAN | 2024-03-11 | LETSONS 3RD PT 92 |
| 248 W LETSON ST | 2WD | |
| | $40,000 | |
| KENTON OH 43326 | | |

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

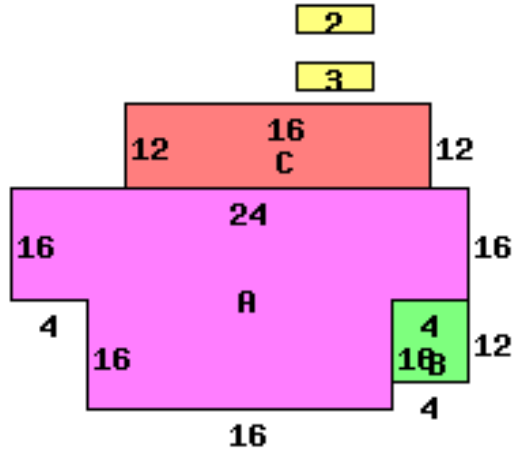
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 3860 | 3860 | 3860 | 3860 | | 3860 | 4430 | 4440 |
| Bldg100% | 52830 | 52830 | 52830 | 52830 | | 52830 | 74430 | 74430 |
| Totl100% | 56690t | 56690t | 56690t | 56690t | | 56690t | 78860t | 78870t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1350 | 1350 | 1350 | 1350 | | 1350 | 1550 | 1550 |
| Bldg 35% | 18490 | 18490 | 18490 | 18490 | | 18490 | 26050 | 26050 |
| Totl 35% | 19840t | 19840t | 19840t | 19840t | | 19840t | 27600t | 27600t |
| Hmstd35% | | 19690 | 19690 | 19690 | | 19690 | 27450 | |
| Owner Oc | | | 17.36 | 17.36 | 17.36 | hmstd 1350 l | 18340 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 815.74 | 862.98 | 839.94 | 839.94 | 839.94 | | | |
| Sp-Asmnt | 109.55 | 39.86 | 29.86 | 29.86 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 640 | | a | *MAIN |
| | OFP | P | | 48 | 1440 | b | PORCH |
| 1 | F/C | A | | 192 | | c | ADDTN |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 94 | 2 | 2024-03-11 | FAHEY JONATHAN | 2WD | | 40000 | 3860 | 52830 |
| 485 | 3 | 2014-10-29 | MYERS GILBERT C II | 3FD | | 85000 | 2860 | 26030 |
| 366 | 7 | 2003-07-30 | JAMES MARY GAYLE ETAL | 7CT | * | 0 | 1860 | 23800 |
| 932 | 1 | 1992-10-06 | | 1WD | | 15000 | 0 | 8110 |
| 301 | 1 | 1991-04-30 | | 1UN | * | 7000 | 0 | 8110 |
| 1005 | 0 | 1987-12-02 | | | * | 6000 | 0 | 8110 |
| 171 | 0 | 1987-03-12 | | | * | 5000 | 0 | 8310 |
| 1024 | 0 | 1986-12-15 | | | * | 0 | 0 | 8310 |
| 956 | 0 | 1986-11-18 | | | * | 0 | 0 | 8310 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 950 | 14410 | 15360 | 717.52 |
| 2021 | 950 | 14410 | 15360 | 720.14 |

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




248 W LETSON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 832 | 98580 |
| | Subtotal | | | 98580 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Extra Features | 1440 |
| Panelled Wall | X | Total Value | 100020 |
| Floor/Pine | X | | |
| Number of Rooms | 4 | PUB PAVED ST/RD | |
| Bedrooms | 2 | PUB ALLEY | |
| Central Heat | A | Neighborhood: | |
| | | Code: | 3600 |
| Plumbing | | Dwl/Gar/NC% | 1.3700 |
| 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 F/C | | 832 | | C- | OLD/GD | 90020 | .40 | | 74000 |
| 2 | Shed | *PP | 12X10 | 120 | | | OLD/FR | 0 | | | 0 |
| 3 | P | CAN | 12X16 | 192 | | D | OLD/PR | 1230 | .75 | | 310 |
| 4 | P | PAT | 12X16 | 192 | | D | OLD/PR | 460 | .75 | | 120 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 37.00 | 115 | 87 | 138 | 120 | 4440 | 4440 |

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