BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130050.0000 RES
KK54 2026

sale

2023 BMAR HOLDINGS LLC	2013-05-10	
2024 BMAR HOLDINGS LLC	2013-05-10	
2025 BMAR HOLDINGS LLC	2013-05-10	
2026 BMAR HOLDINGS LLC	2013-05-10	LETSONS 4TH S PT 131
138 LETSON AVE	1WD	
	$18,500	
KENTON OH 43326		

2027 138 LETSON AVE LLC	2025-06-20	
138 LETSON AVE	1WD	
KENTON OH 43326		

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

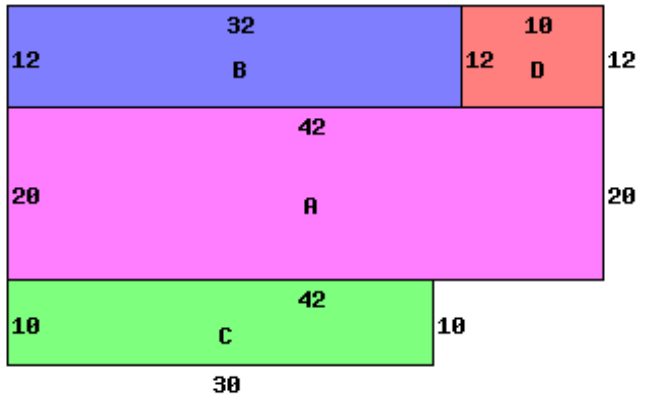
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4570	4570	4570	4570		4570	5230	5230
Bldg100%	44000	44000	44000	44000		44000	62140	62140
Totl100%	48570t	48570t	48570t	48570t		48570t	67370t	67370t
Cauv100%								
Tax Value:								
Land 35%	1600	1600	1600	1600		1600	1830	1830
Bldg 35%	15400	15400	15400	15400		15400	21750	21750
Totl 35%	17000t	17000t	17000t	17000t		17000t	23580t	23580t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	698.98	739.44	734.58	734.58	734.58			
Sp-Asmnt	164.10	387.70	28.52	28.52				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		840		a	*MAIN
	F2	G		384	9220	b	GRAGE
	CVP	P		300	6900	c	PORCH
1	F	A		120		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
260	1	2025-06-20	138 LETSON AVE LLC	1WD	74000	4570	44000
230	1	2013-05-10	BMAR HOLDINGS LLC	1WD	18500	3370	30570
496	1	2012-10-25	FEDERAL HOME LOAN MORTGAG	1SH	24000	3370	30570
25	1	1997-01-15	CAMPBELL MARTHA S	1WD	43000	2260	14030
231	1	1996-04-25	MANNS J B	1WD	18000	2310	13400
778	1	1993-08-27	HORNER REBECCA J & GERAL	1WD	13500	0	15710

Year	Land	Bldg	Total	Net Tax
2022	1110	12240	13350	623.64
2021	1110	12240	13350	625.88

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



138 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1670
Panelled Wall	X	Garages and Carports	9220
Floor/Carpet	X	Extra Features	6900
Number of Rooms	6	Total Value	118570
Bedrooms	2		
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	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		960		D+	OLD/AV	100790	.55		62140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	70	69	138	95	5230	5230

Call Back: Sign: PSN Date: 2015-03-23 Lister: