

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-130050.0000  
KK54

RES  
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-05-10	
2023	BMAR HOLDINGS LLC	2013-05-10	
2024	BMAR HOLDINGS LLC	2013-05-10	
2025	BMAR HOLDINGS LLC	2013-05-10	LETSONS 4TH S PT 131
	138 LETSON AVE		LWD
	KENTON OH 43326	\$18,500	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3170	4570	4570	4570	4570	4570
Bldg100%	34970	44000	44000	44000	44000	43990
Totl100%	38140t	48570t	48570t	48570t	48570t	48560t
Cauv100%						

2026	138 LETSON AVE LLC	2025-06-20	
	138 LETSON AVE		LWD
	KENTON OH 43326		

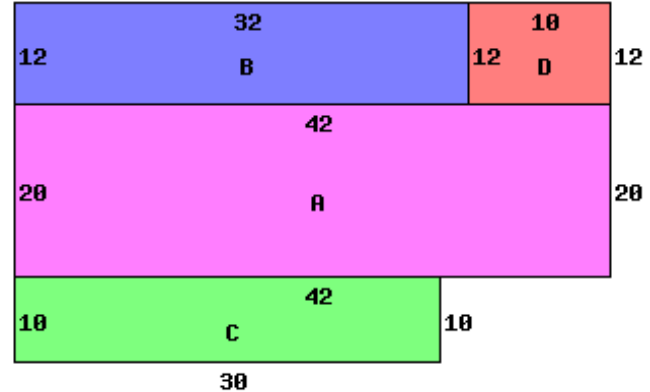
Tax Value:						
Land 35%	1110	1600	1600	1600	1600	1600
Bldg 35%	12240	15400	15400	15400	15400	15400
Totl 35%	13350t	17000t	17000t	17000t	17000t	17000t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	623.64	698.98	739.44	734.58	734.58	
Sp-Asmnt	38.70	164.10	387.70	28.52		

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

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

Year	Land	Bldg	Total	Net Tax
2021	1110	12240	13350	625.88
2020	1110	12240	13350	543.64

p r o j e c t		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	
Story Height	1		Sq-Ft	Value
Floor Level		Main	FRAME	960 100780
Shingle		Subtotal		100780
		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		Neighborhood:	
FORCED AIR			Code:	3600
Central A/C	A		Dwl/Gar/NC%	.9700
Plumbing				
Standard	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Value	Dpr Dpr	Value
			960	D+	100790	.55	43990
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
		55.00	70	69	120	83	4570
							4570