

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130054.0000
KK44

RES
2025

sale

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

2022	EDGE JAMES	2019-06-26	
2023	EDGE JAMES	2019-06-26	
2024	EDGE JAMES	2019-06-26	
2025	EDGE JAMES	2019-06-26	LETSONS 4TH 133
	204 LETSON AVE	1QC	
	KENTON OH 43326	\$0	

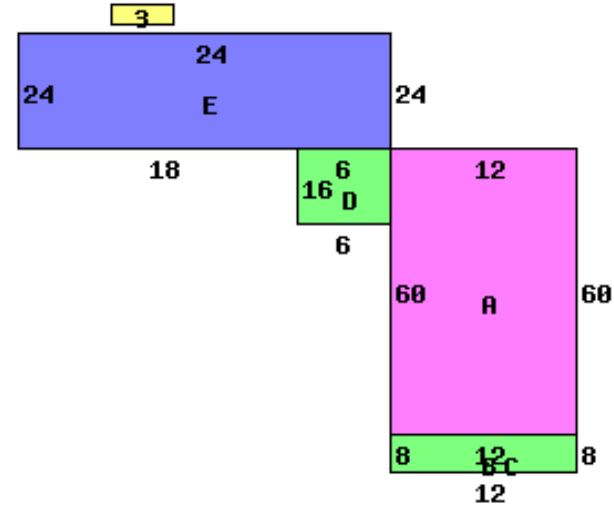
Tax Year	2022	2023	2024	2025	
Prop Cls	560	560	560	560	CAMA 560
Acres					
Land100%	4630	6600	6600	6600	6600
Bldg100%	8260	20430	20430	20430	20440
Totl100%	12890t	27030t	27030t	27030t	27040t
Cauv100%					
Tax Value:					
Land 35%	1620	2310	2310	2310	2310
Bldg 35%	2890	7150	7150	7150	7150
Totl 35%	4510t	9460t	9460t	9460t	9460t
Hmstd35%					
Owner Oc			8.36	9460	hmstd 2310 l 7150 b
Hmstd RB				8.34	
Net Tax	210.68	388.96	403.12	400.42	
Sp-Asmnt	38.25	38.25	44.59	26.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F	M		720		a *MAIN
	CAN	P		96	770	b PORCH
	DK	P		96	1440	c PORCH
	EBW	P		96	3840	d PORCH
	F	G		576	13820	e GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
226	1	2019-06-26	EDGE JAMES	1QC *	0	4400	6540
471	1	2017-09-25	REED THREE & JAMES EDGE	1SD	15000	4830	7660
65	1	2012-02-28	SHEIHA JUDY M	1QC *	0	4830	13940
598	1	1999-10-04	COWEN JOHN S & LAVERNA C	1WD	4000	3310	1860
66	1	1995-01-27	HURD TINA & SHELLY LYNN	1WD *	0	0	5110

Year	Land	Bldg	Total	Net Tax
2021	1620	2890	4510	211.44
2020	1620	2890	4510	183.66

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



204 LETSON AVE 43326

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	720	90500
Metal	Subtotal	90500
	B 1 2 U A	
Plaster/Drywall	X	Heating -890
Floor/Pine	X	Garages and Carports 13820
Number of Rooms	4	Extra Features 6050
Bedrooms	2	Total Value 109480
Plumbing Standard	1	PUB PAVED ST/RD
		PUB ALLEY
		Neighborhood:
		Code: 3600
		Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	10X30	720	MHE	OLD/FR	.65	Dpr	20440
3 Shed	*	8X16	128		2010AV	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		55.00	150	100	120	6600	6600	