

BUCK TWP
SOUTH KENTON CORP

00060

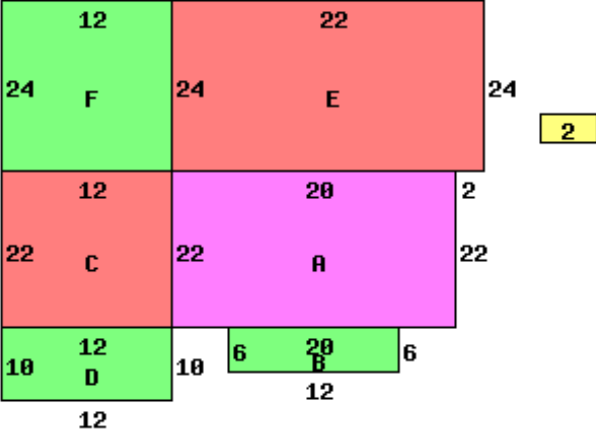
Hardin County, Ohio
Michael T. Bacon, Auditor

06-130069.0000
KK36

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 CwB RENTAL PROPERTIES	2006-08-15	Tax Year	2022	2023	2024
2023 CwB RENTAL PROPERTIES	2006-08-15	Prop Cls	510	510	510
2024 CwB RENTAL PROPERTIES	2006-08-15	Acres			
2025 CwB RENTAL PROPERTIES L	2006-08-15 LETSONS 4TH 174	Land100%	4630	6600	6600
320 LETSON AVE	11	Bldg100%	45800	58690	58690
	\$0	Totl100%	50430t	65290t	65290t
KENTON OH 43326		Cauv100%			
		Tax Value:			
		Land 35%	1620	2310	2310
		Bldg 35%	16030	20540	20540
		Totl 35%	17650t	22850t	22850t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	824.50	939.52	993.92
		Sp-Asmnt	30.92	30.92	40.07

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 440	VALUE 2160	a	*MAIN
1	OFFP	A		72		b	PORCH
	F/C	A		264		c	ADDTN
	PAT	P		120	360	d	PORCH
1	F/S	A		528		e	ADDTN
	PAT	P		288	860	f	PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
580	1	2025-12-17	KC & SONS HOLDINGS LLC	1WD	70000	6600	58690
349	11	2006-08-15	CwB RENTAL PROPERTIES LL	11 *	0	3460	44110
54	1	2005-01-21	BROOKS WESLEY C & CHRIST	1WD	38000	3140	38460
406	1	2004-09-08	HOME SAVINGS & LOAN CO	10C *	0	3140	38460
273	1	2000-06-28	CRATES BRADLEY L	10C *	0	3140	33370
367	1	1997-06-27	CRATES BRADLEY L & LISA	1WD	45000	3310	24570
224	1	1994-03-24	HEASTON DANIEL J	1WD	34000	0	27110
926	0	1986-11-07		1WD *	8000	0	9630
Year	Land	Bldg	Total	Net Tax			
2021	1620	16030	17650	827.48			
2020	1620	16030	17650	718.74			
p r o j e c t				ben acres	/ %	factor	
902	MAIN DISTRICT	CONSERVANCY		XA/2025			
500	HARDIN COUNTY	LANDFILL		XA/2025			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
Story Height	1						1 DWELLING	1 B F										Value
Floor Level		Main	FRAME	1232	105480		2 Shed	*SV	12X24	0		C-	1900GD	OLD/FR	100160	.40	Dpr	58290
		Basement		110	2430										400			400
		Subtotal			107910													
Shingle		Roof	GABLE				front lot	acres/	effective	depth	depth	factor	actual	effective	extended	value	true	value
	B 1 2 U A							frontage	frontage	150	100	120	120	120	6600	6600		
Plaster/Drywall	D				3380													
Panelled Wall	X				111290													
Unfinished Wall	X																	
Floor/Carpet	X																	
Floor/Tile-Lino	L																	
Number of Rooms	2																	
Bedrooms	2																	
Central Heat	A																	
FORCED AIR																		
Plumbing																		
Standard	1																	