

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	
2023 CWB RENTAL PROPERTIES	2006-08-15	
2024 CWB RENTAL PROPERTIES	2006-08-15	
2025 CWB RENTAL PROPERTIES L	2006-08-15	LETSONS 4TH 174
320 LETSON AVE	11	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4630	6600	6600	6600	6600	6600
Bldg100%	45800	58690	58690	58690	58690	58690
Totl100%	50430t	65290t	65290t	65290t	65290t	65290t
Cauv100%						

2026 KC & SONS HOLDINGS LLC	2025-12-17	
320 LETSON AVE	1WD	
KENTON OH 43326		

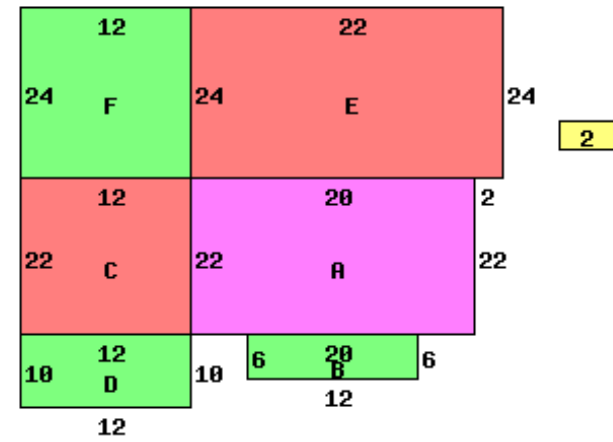
Tax Value:						
Land 35%	1620	2310	2310	2310	2310	2310
Bldg 35%	16030	20540	20540	20540	20540	20540
Totl 35%	17650t	22850t	22850t	22850t	22850t	22850t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	824.50	939.52	993.92	987.36	987.36	
Sp-Asmnt	30.92	30.92	40.07	30.07		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		440		a	*MAIN
	OFFP	P		72	2160	b	PORCH
1	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:blgd
580	1	2025-12-17	KC & SONS HOLDINGS LLC	1WD	70000	6600	58690
340	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	1QC *	0	3140	38460
273	1	2000-06-28	CRATES BRADLEY L	1QC *	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

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



320 LETSON AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1232 105480
Basement	110 2430
Subtotal	107910
Shingle	Roof GABLE
Plaster/Drywall	D Extra Features 3380
Panelled Wall	X Total Value 111290
Unfinished Wall	X
Floor/Carpet	X PUB PAVED ST/RD
Floor/Tile-Lino	L PUB ALLEY
Number of Rooms	2 6
Bedrooms	2 Neighborhood:
Central Heat	A Code: 3600
FORCED AIR	Dwl/Gar/NC% .9700
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	12X24	1232		C-	1900GD	100160	.40		58290
2 Shed	*SV			0		OLD/FR	400			400
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value			true value
		55.00	150	100	120	120	6600			6600