

BUCK TWP
SOUTH KENTON CORP

00060

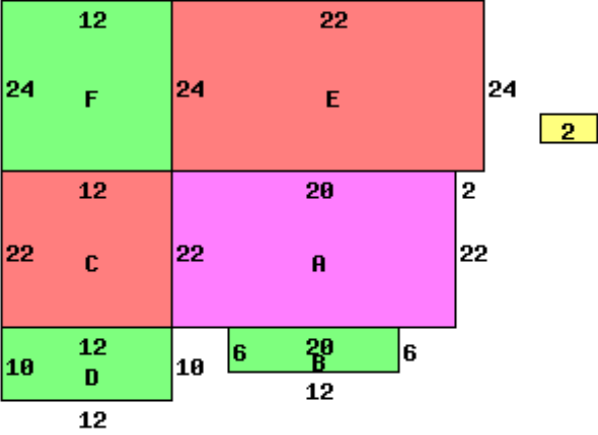
Hardin County, Ohio
Michael T. Bacon, Auditor

06-130069.0000
KK36

RES
2025

2022 CwB RENTAL PROPERTIES	2006-08-15	Tax Year	2022	2023	2024	2025	2025	CAMA
2023 CwB RENTAL PROPERTIES	2006-08-15	Prop Cls	510	510	510	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	6600	6600	7590
320 LETSON AVE	11	Bldg100%	45800	58690	58690	58690	58690	82730
KENTON OH 43326	\$0	Totl100%	50430t	65290t	65290t	65290t	65290t	90320t
		Cauv100%						
			Tax Value:					
			Land 35%	1620	2310	2310	2310	2660
			Bldg 35%	16030	20540	20540	20540	28960
			Totl 35%	17650t	22850t	22850t	22850t	31610t
			Hmstd35%					
			Owner 0c					
			Hmstd RB					
2026 KC & SONS HOLDINGS LLC	2025-12-17	Net Tax	824.50	939.52	993.92	987.36	987.36	
320 LETSON AVE	1WD							
KENTON OH 43326		Sp-Asmnt	30.92	30.92	40.07	30.07		

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 440	VALUE 2160	a b	*MAIN PORCH
1	OFFP	A		72		c	ADDTN
	F/C	P		264	360	d	PORCH
1	PAT	A		120		e	ADDTN
	F/S	P		528		f	PORCH
	PAT	P		288	860		
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	Replace	Phy	Fnc	True
Story Height	1					1	DWELLING	1 B F	FtxFt	1232	Rate	C-	1900GD	100160	Dpr	Dpr	Value
Floor Level		Main	FRAME	1232	105480	2	Shed	*SV	12X24	0			OLD/FR	400	.40		82330
		Basement		110	2430			acres/	effective	depth	depth	actual	effective	extended			7590
Shingle		Roof	GABLE		107910	front lot		frontage	frontage	150	factor	rate	rate	value			7590
	B 1 2 U A																
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																

Call Back:

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

06-130069.0000-v082020R