BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130076.0000 RES
KK33 2025

sale

2022	HITES KAREN L	2004-10-27
2023	HITES KAREN L	2004-10-27
2024	HART KELLY L	2023-07-25
2025	HART KELLY L	2023-07-25 LETSON 4TH 177
	336 LETSON AVE	1WD
		$65,500
	KENTON OH 43326	

2026	BURTON KEEGAN C	2025-11-20
	336 LETSON AVE	1WD
	KENTON OH 43326	

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

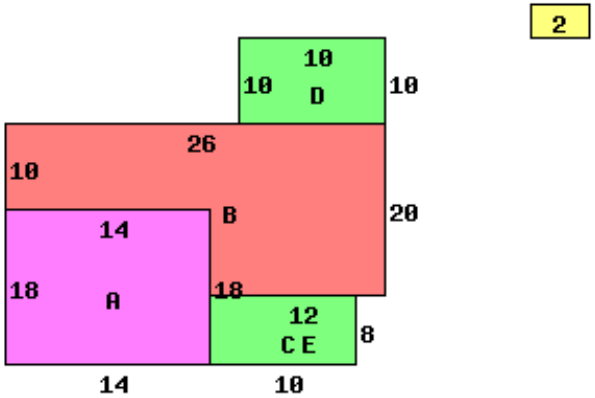
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4860	6970	6970	6970	6970	8000
Bldg100%	47770	66860	66860	66860	66860	94430
Totl100%	52630t	73830t	73830t	73830t	73830t	102430t
Cauv100%						
Tax Value:						
Land 35%	1700	2440	2440	2440	2440	2800
Bldg 35%	16720	23400	23400	23400	23400	33050
Totl 35%	18420t	25840t	25840t	25840t	25840t	35850t
Hmstd35%						
Owner Oc	17.86	22.86				
Hmstd RB	400.22	368.96				
Net Tax	442.38	670.62	1123.96	1116.56	1116.56	
Sp-Asmnt	30.96	30.96	40.87	30.87		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		252		a	*MAIN
1	F/C	A		380		b	ADDTN
	CAN	P		80	640	c	PORCH
	DK	P		100	1500	d	PORCH
	STP	P		80	320	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
533	1	2025-11-20	BURTON KEEGAN C	1WD	109900	6970	66860
294	1	2023-07-25	HART KELLY L	1WD	65500	4860	47770
508	1	2004-10-27	HITES KAREN L	1CT *	0	3310	35800

Year	Land	Bldg	Total	Net Tax
2021	1700	16720	18420	444.02
2020	1700	16720	18420	384.34

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



336 LETSON AVE 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

	Main	FRAME	632	84410
	Part Upper	FRAME	252	15330
	Subtotal			99740
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall	P	P			
Panelled Wall	X				
Floor/Pine		X			
Floor/Carpet	X	X			
Floor/Tile-Lino	L				
Number of Rooms	4	2			
Bedrooms	1	1			
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	2460
Total Value	102200
PUB PAVED ST/RD	
PUB ALLEY	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		884		C	1900GD	102200	.40		84010
2	Garage		22X36	792		C	1979GD	19010	.60		10420

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		58.00	150	100	138	138	8000	8000

Call Back: Sign: PSN Date: 2015-03-23 Lister: 06-130076.0000-v082020R