BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150108.0000 RES
ZZ17 2025

sale

2022	IAWL HOUSING LLC	2004-09-02
2023	IAWL HOUSING LLC	2004-09-02
2024	IAWL HOUSING LLC	2004-09-02
2025	IAWL HOUSING LLC	2004-09-02 LETSONS 4TH 240-24
	600 LETSON AVE	1WD PT VAC ALLEY
		$45,000
	KENTON OH 43326	

2026	CAHILL RANDY H	2025-09-11
	600 LETSON AVE	1QC
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	6600	9490	9490	9490	9490
Bldg100%	3460	5170	5170	5170	5180
Totl100%	10060t	14660t	14660t	14660t	14670t
Cauv100%					
Tax Value:					
Land 35%	2310	3320	3320	3320	3320
Bldg 35%	1210	1810	1810	1810	1810
Totl 35%	3520t	5130t	5130t	5130t	5130t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	164.44	210.92	223.14	221.68	
Sp-Asmnt	62.44	62.44	67.36	67.36	

ANNEXED FROM 04-220043 & 04-220044 L/W FOR 2013 DUPLICATE
061501090000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
408	1	2025-09-11	CAHILL RANDY H	1QC *	0	9490	5170

Year	Land	Bldg	Total	Net Tax
2021	2310	1210	3520	165.02
2020	2310	1210	3520	143.34

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2025	
608 LETSON SUB - KENTON CORP	XA/2025	

1

600 LETSON AVE 43326

PUB ELECTRIC
PUB GAS
PUB WATER
PUB PAVED ST/RD

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole Build		48X30	1440		C	OLD/FR	17280	.70		5180

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		73.00	178	108	120	130	9490	9490

Call Back: Sign: PSN Date: 2015-02-25 Lister: 06-150108.0000-v082020R