BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150111.0000 RES
ZZ42 2026

sale

2023 SHEIHA JUDY M & DAVID	2017-02-10	
2024 SHEIHA JUDY M & DAVID	2017-02-10	
2025 SHEIHA JUDY M & DAVID	2017-02-10	
2026 SHEIHA JUDY M & DAVID A	2017-02-10	LETSONS 4TH PT VAC ALLEY
520 LETSON AVE	2FD 221-222	
	$60,000	
KENTON OH 43326		

2028 COLLOPY DAVID A	2026-08-20	
520 LETSON AVE	2AF	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7140	7140	7140	7140		7140	8200	8200
Bldg100%	61660	61660	61660	61660		61660	87060	87050
Totl100%	68800t	68800t	68800t	68800t		68800t	95260t	95250t
Cauv100%								
Tax Value:								
Land 35%	2500	2500	2500	2500		2500	2870	2870
Bldg 35%	21580	21580	21580	21580		21580	30470	30470
Totl 35%	24080t	24080t	24080t	24080t		24080t	33340t	33340t
Hmstd35%								
Owner Oc	21.32	21.28	21.22	21.22	21.22			
Hmstd RB								
Net Tax	968.78	1026.14	1019.28	1019.28	1019.28			
Sp-Asmnt	160.00	168.40	168.40	168.40				

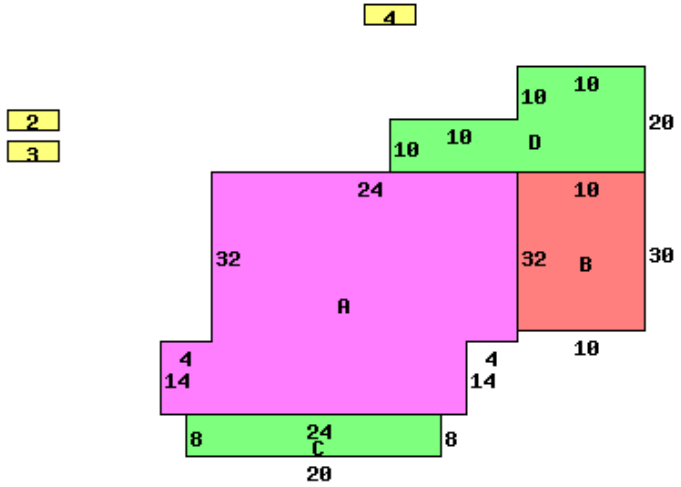
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1104		a	*MAIN
1	F/C	A		300		b	ADDTN
	OFP	P		160	4800	c	PORCH
	DK	P		300	4500	d	PORCH

#: 112 L/W
ANNEXED FROM 04-220046 & 04-220047 L/W FOR 2013 DUPLICATE
061501120000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
371	2	2026-08-20	COLLOPY DAVID A	2AF *	0	7140	61660
55	2	2017-02-10	SHEIHA JUDY M & DAVID A C	2FD *	60000	5230	34370
59	2	2017-02-10	FLOWERS JERALD D ETAL	2AF *	0	5230	34370

Year	Land	Bldg	Total	Net Tax
2022	1740	17940	19680	900.22
2021	1740	17940	19680	922.68

project		ben acres	/ %	factor
608 LETSON SUB - KENTON CORP	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



520 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Basement		828	15480
	Subtotal			126480
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2460
Panelled Wall	X	Plumbing	1400
Unfinished Wall	X	Extra Features	9300
Floor/Carpet	X	Total Value	139640
Floor/Tile-Lino	L		
Number of Rooms	1 5	PUB ELECTRIC	
Bedrooms	2	PUB GAS	
		PUB WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3600
Extra 2 Fixture	1	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	1 B F		1404		C-	OLD/AV	125680	.55		77480
2	Garage	CB	24X48	1152		C	OLD/PR	27650	.75		9470
3	Lean-To	*SV	12X24	288			OLD/PR	100			100
4	Shed	*PP	12X12	144		D	2019AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	178	108	138	149	8200	8200

Call Back: Sign: PSN Date: 2015-02-25 Lister: