BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150114.0000 RES
ZZ44 2025

sale

2022	BAILEY VICKIE ETAL	2018-04-16
2023	BAILEY VICKIE ETAL	2018-04-16
2024	BAILEY VICKIE ETAL	2018-04-16
2025	COWEN LAVERNA C	2024-01-08 LETSONS 4TH E SIDE 219
	514 LETSON AVE	2QC PT VAC ALLEY
		$0
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3600	5200	5200	5200	5200
Bldg100%	56430	67000	67000	67000	67010
Totl100%	60030t	72200t	72200t	72200t	72210t
Cauv100%					
Tax Value:					
Land 35%	1260	1820	1820	1820	1820
Bldg 35%	19750	23450	23450	23450	23450
Totl 35%	21010t	25270t	25270t	25270t	25270t
Hmstd35%					
Owner Oc	20.38	22.36	22.34	22.28	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	560.86	647.68	659.26	640.00	
Sp-Asmnt	147.08	147.08	156.71	251.15	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		576		a	*MAIN
1	F/C	A		840		b	ADDTN
	OFP	P		192	5760	c	PORCH
	CAN	P		336	2690	d	PORCH
	DK	P		336	5040	e	PORCH

ANNEXED FROM 04-220049 FOR 2013 DUPLICATE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
16	2	2024-01-08	COWEN LAVERNA C	2QC *	0	5200	67000
15	2	2024-01-08	BAILEY VICKIE ETAL	2AF *	0	5200	67000
132	2	2018-04-16	BAILEY VICKIE ETAL	2QC *	0	3430	44890
153	2	2014-06-02	COWEN JOHN S & LAVERNA C	2SD *	0	3800	46460

Year	Land	Bldg	Total	Net Tax
2021	1260	19750	21010	562.94
2020	1260	19750	21010	487.28

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
608 LETSON SUB - KENTON CORP	XA/2025			
642 TRASH-KENTON CITY	XA/2025			
539 DELQ WATER - KENTON CORP	XA/2025			
540 DELQ SEWER - KENTON CORP	XA/2025			

514 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1416	111950
	Subtotal			111950
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2480
Floor/Carpet	X	Extra Features	13490
Floor/Tile-Lino	L	Total Value	127920
Number of Rooms	5		
Bedrooms	2	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PUB WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	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	DWELLING	1 F/C		1416		C-	1950GD	115130	.40		67010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	178	108	120	130	5200	5200

Call Back: Sign: PSN Date: 2015-02-25 Lister: 06-150114.0000-v082020R