

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150114.0000
ZZ44

RES
2025

sale

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

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			
KENTON OH 43326	\$0				

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
Cauvl00%					
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	

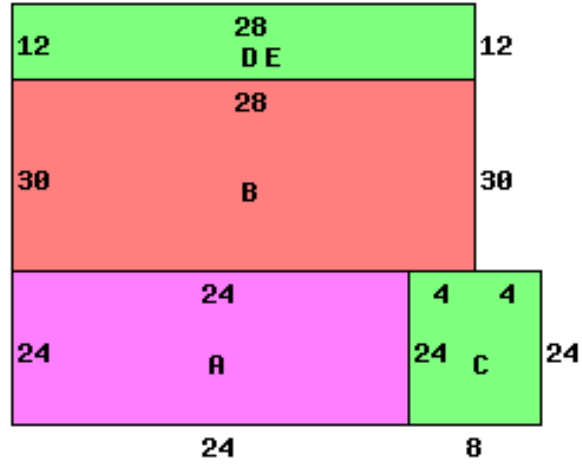
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		576		a	*MAIN
1	F/C	A		840		b	ADDTN
	OFFP	P		192	5760	c	PORCH
	CAN	P		336	2690	d	PORCH
	DK	P		336	5040	e	PORCH

ANNEXED FROM 04-220049 FOR 2013 DUPLICATE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
15	2	2024-01-08	COWEN LAVERNA C	2QC *	0	5200	67000
132	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

Project	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	
Story Height 1	Sq-Ft	Value
Floor Level	1416	111950
Metal		111950
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
Central Heat	A	PUB GAS
FORCED AIR		PUB WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
		Code: 3600
		Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			C-	1950GD	.40	67010
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
		40.00	178	108	120	130	5200
							5200