BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150144.0000 RES
ZZ32 2024

sale

2021 WARD AMY LYNNE	2014-07-03
2022 WARD AMY LYNNE	2014-07-03
2023 WARD AMY LYNNE	2014-07-03
2024 WARD AMY LYNNE	2014-07-03 LETSONS 3RD 181 182
408 LETSON AVE	2QC PT VAC ALLEY
	$0
KENTON OH 43326	

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	10660	10660	15340	15340	15340
Bldg100%	50170	50170	55890	55890	55880
Totl100%	60830t	60830t	71230t	71230t	71220t
Cauv100%					
Tax Value:					
Land 35%	3730	3730	5370	5370	5370
Bldg 35%	17560	17560	19560	19560	19560
Totl 35%	21290t	21290t	24930t	24930t	24930t
Hmstd35%					
Owner Oc	20.64	20.66	22.06	22.04	
Hmstd RB	401.72	400.22	368.96	417.58	
Net Tax	575.78	573.64	634.02	644.76	
Sp-Asmnt	198.48	198.47	198.47	206.62	

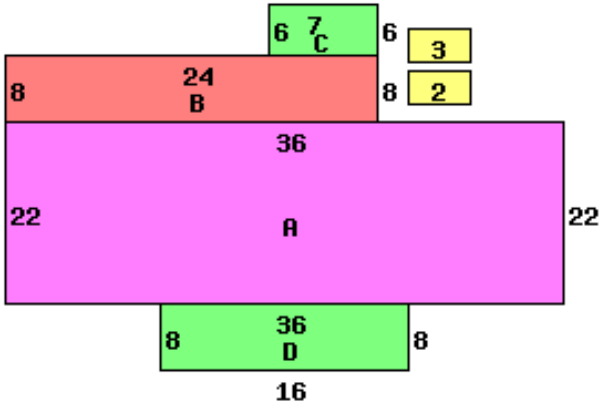
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		792		a	*MAIN
1	F/C	A		192		b	ADDTN
	DK	P		42	630	c	PORCH
	STP	P		128	510	d	PORCH

ANNEXED FROM 04-220081 & 04-220081 FOR 2013 DUPLICATE
2016 DUPLICATE COMBINED 06-150143
061501430000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
347	2	2014-07-03	WARD AMY LYNNE	2QC *	0	5230	60260
346	2	2014-07-03	WARD AMY LYNNE	2CT *	0	5230	60260

Year	Land	Bldg	Total	Net Tax
2020	3730	17560	21290	498.42
2019	3550	15710	19260	403.12

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			
608 LETSON SUB - KENTON CORP	XA/2024			
359 BURNISON-SCIOTO RIVER	XA/2024			



408 LETSON AVE 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

B 1 2 U A

Plaster/Drywall	P
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	5
Bedrooms	3
Central Heat	A
BASEBOARD	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	984	103300
		103300

Extra Features	2040
Total Value	105340
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
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	DWELLING	1 F/C		984		D+	1979AV	89540	.30	.10	54720
2	Shed	*NV	8X8	64			1980AV	0			0
3	Shed		10X16	160		D	2015AV	1540	.25		1160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		118.00	178	108	120	130	15340	15340

Call Back: Sign: PSN Date: 2015-02-25 Lister: 06-150144.0000-v082020R