BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150144.0000 RES
ZZ32 2026

sale

2023 WARD AMY LYNNE	2014-07-03	
2024 WARD AMY LYNNE	2014-07-03	
2025 WARD AMY LYNNE	2014-07-03	
2026 WARD AMY LYNNE	2014-07-03	LETSONS 3RD 181 182
408 LETSON AVE	2QC	PT VAC ALLEY
	$0	
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%	15340	15340	15340	15340		15340	17570	17580
Bldg100%	55890	55890	55890	55890		55890	78430	78440
Totl100%	71230t	71230t	71230t	71230t		71230t	96000t	96020t
Cauv100%								
Tax Value:								
Land 35%	5370	5370	5370	5370		5370	6150	6150
Bldg 35%	19560	19560	19560	19560		19560	27450	27450
Totl 35%	24930t	24930t	24930t	24930t		24930t	33600t	33610t
Hmstd35%								
Owner Oc	22.06	22.04	21.98	21.98	21.98			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	634.02	644.76	625.60	625.60	625.60			
Sp-Asmnt	198.47	206.62	186.62	186.62				

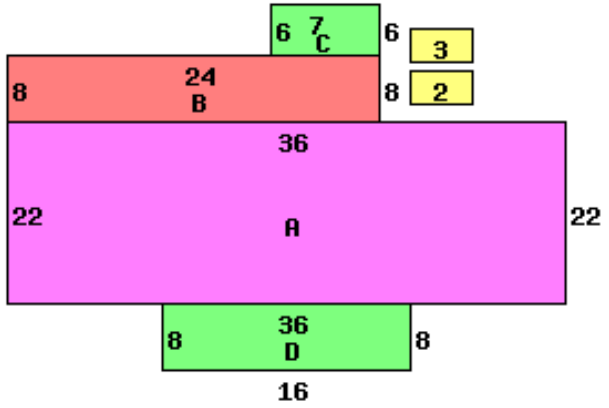
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		792		a	*MAIN
1	F/C	A		192		b	ADDTN
	DK	P		42	630	c	PORCH
	STP	P		128	510	d	PORCH

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
2022	3730	17560	21290	573.64
2021	3730	17560	21290	575.78

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



408 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	984	103300
	Subtotal			103300
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	2040
Floor/Carpet	X	Total Value	105340
Floor/Tile-Lino	L		
Number of Rooms	5	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
BASEBOARD			
Plumbing		Neighborhood:	
Standard	1	Code:	3600
		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 F/C		984		D+	1979AV	89540	.30	.10	77280
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	138	149	17580	17580

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