

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-150145.0000  
ZZ33

RES  
2025

sale

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

2022 SANDERSON BRUCE A & S	2016-03-29
2023 SANDERSON BRUCE A & S	2016-03-29
2024 SANDERSON BRUCE A & S	2016-03-29
2025 SANDERSON BRUCE A & SHE	2016-03-29
400 LETSON AVE	1QC LETSONS 4TH 179-180
	PT VAC ALLEY
	\$0
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	8430	12170	12170	12170	12170
Land100%	52230	70400	70400	70400	70400
Bldg100%	60660t	82570t	82570t	82570t	82570t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2950	4260	4260	4260	4260
Bldg 35%	18280	24640	24640	24640	24640
Totl 35%	21230t	28900t	28900t	28900t	28900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	991.72	1188.26	1257.08	1248.80	
Sp-Asmnt	42.25	42.25	51.68	31.68	

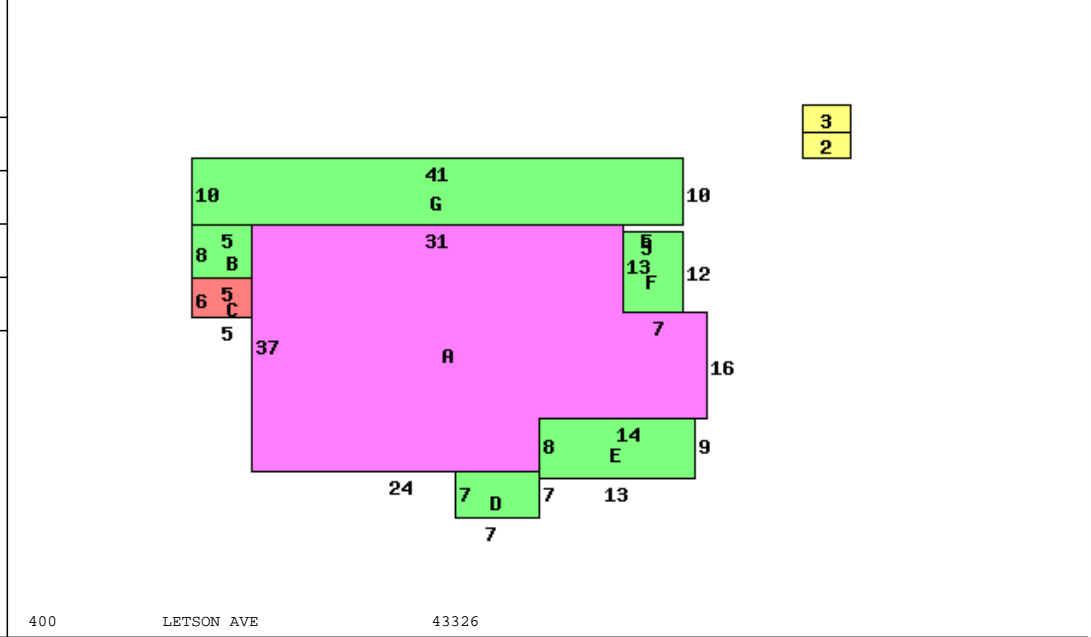
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	F	M	1203		a	*MAIN
		EFP	P	40	1600	b	PORCH
		F/C	A	30		c	ADDIN
		DK	P	49	740	d	PORCH
		EFP	P	117	4680	e	PORCH
		OFF	P	60	1800	f	PORCH
		OFF	P	410	12300	g	PORCH

#: 146 L/W  
ANNEXED FROM 04-220083 & 04-220084 L/W FOR 2013 DUPLICATE  
061501460000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
128	1	2016-03-29	SANDERSON BRUCE A & SHERR	1QC *	0	8830	45940
516	1	2015-12-30	SANDERSON BRUCE ALAN & SH	1QC *	0	8830	45940

Year	Land	Bldg	Total	Net Tax
2021	2950	18280	21230	995.34
2020	2950	18280	21230	864.52

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



400 LETSON AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1233 105570
	Basement		601 11400
	Subtotal		116970
Shingle	Roof	HIP	
Plaster/Drywall	X	Air Conditioning	2210
Unfinished Wall	X	Extra Features	21120
Floor/Hardwood	X	Total Value	140300
Floor/Pine	X		
Number of Rooms	1 5	PUB ELECTRIC	
Bedrooms	2	PUB GAS	
Central Heat	A	PUB WATER	
HOT WATER		PRIV SEWER	
Central A/C	A	PUB ALLEY	
Plumbing		Neighborhood:	
Standard	1	Code:	3600
		Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1233	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		16X24	384	C	OLD/AV	.55		61240
3 Garage	F	24X24	576	C	OLD/AV	.65		3130
				C	1999AV	.55		6030
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		140.00	118	88	120	106	14840	12170 Excess Fro

Call Back: Sign: PSN Date: 2015-02-25 Lister: 06-150145.0000-v082020R