BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150145.0000 RES
ZZ33 2026

sale

2023 SANDERSON BRUCE A & S	2016-03-29	
2024 SANDERSON BRUCE A & S	2016-03-29	
2025 SANDERSON BRUCE A & S	2016-03-29	
2026 SANDERSON BRUCE A & SHE	2016-03-29	LETSONS 4TH 179-180
400 LETSON AVE	1QC	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%	12170	12170	12170	12170		12170	13890	13890
Bldg100%	70400	70400	70400	70400		70400	99430	99440
Totl100%	82570t	82570t	82570t	82570t		82570t	113310t	113330t
Cauv100%								
Tax Value:								
Land 35%	4260	4260	4260	4260		4260	4860	4860
Bldg 35%	24640	24640	24640	24640		24640	34800	34800
Totl 35%	28900t	28900t	28900t	28900t		28900t	39660t	39670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1188.26	1257.08	1248.80	1248.80	1248.80			
Sp-Asmnt	42.25	51.68	31.68	31.68				

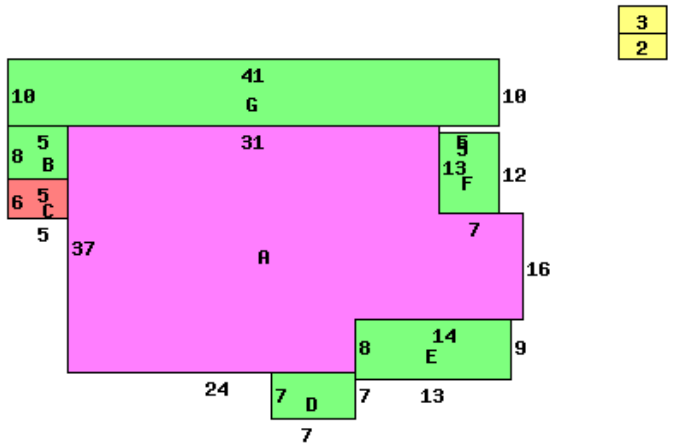
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1203		a	*MAIN
	EFP	P		40	1600	b	PORCH
1	F/C	A		30		c	ADDTN
	DK	P		49	740	d	PORCH
	EFP	P		117	4680	e	PORCH
	OFP	P		60	1800	f	PORCH
	OFP	P		410	12300	g	PORCH

#: 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
2022	2950	18280	21230	991.72
2021	2950	18280	21230	995.34

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



400 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1233	105570
	Basement		601	11400
	Subtotal			116970
Shingle	Roof	HIP		

B 1 2 U A

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	
		PUB WATER	
Central Heat	A	PRIV SEWER	
HOT WATER		PUB ALLEY	
Central A/C	A		
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 B F		1233		C	OLD/AV	140300	.55		86500
2	Garage		16X24	384		C	OLD/AV	9220	.65		4420
3	Garage	F	24X24	576		C	1999AV	13820	.55		8520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		140.00	118	88	138	121	16940	13890	Excess Fro

Call Back: Sign: PSN Date: 2015-02-25 Lister: