

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150148.0000
ZZ35

RES
2025

sale

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

2022 WARD CHRISTOPHER	2018-03-09
2023 WARD CHRISTOPHER	2018-03-09
2024 WARD CHRISTOPHER	2018-03-09
2025 WARD CHRISTOPHER	2018-03-09
LETSON AVE REAR	2018-03-09 LETSONS 4TH LOT 190-191
	2QC & VAC ST & LETSONS 3RD
	\$6,000 189

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	7230	6890	6890	9770	9760
Bldg100%	2770	4140	4140	4140	4150
Totl100%	10000t	11030t	11030t	13910t	13910t
Cauvl00%					
Tax Value:					
Land 35%	2530	2410	2410	3420	3420
Bldg 35%	970	1450	1450	1450	1450
Totl 35%	3500t	3860t	3860t	4870t	4870t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	163.50	158.72	167.90	210.42	
Sp-Asmnt	82.43	82.43	87.03	103.30	

ANNEXED FROM 04-220085 04-220086 & 04-220087 L/W FOR 2013 DUPLICATE
2025 DUPLICATE COMBINED 06-150147
061501470000
061501490000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
83	2	2018-03-09	WARD CHRISTOPHER	2QC	6000	6890	2770
345	5	2014-07-03	FLOWERS KENNETH PAUL	5QC *	0	15690	2060
344	5	2014-07-03	FLOWERS KENNETH PAUL	6CT *	0	15690	2060

Year	Land	Bldg	Total	Net Tax
2021	2530	970	3500	164.10
2020	2530	970	3500	142.54

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

1

LETSON AVE REAR

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Value	Dpr	Value
1 Pole Build		24X48	1152	C	1963FR	13820	.70	4150
rear lot	effective	depth	actual	effective	extended	true		
	frontage	depth	factor	rate	value	value		
rear lot	90.00	107	80	40	32	2880		2880
rear lot	160.00	192	107	40	43	6880		6880

Call Back: Sign: PSN Date: 2015-02-25 Lister: 06-150148.0000-v082020R