BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150148.0000 RES
ZZ35 2026

sale

2023 WARD CHRISTOPHER	2018-03-09	
2024 WARD CHRISTOPHER	2018-03-09	
2025 WARD CHRISTOPHER	2018-03-09	
2026 WARD CHRISTOPHER	2018-03-09 LETSONS 4TH LOT 190-191	
LETSON AVE REAR	2QC & VAC ST & LETSONS 3RD	
	$6,000 189	

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	6890	6890	9770	9770		9770	9770	9760
Bldg100%	4140	4140	4140	4140		4140	4140	4150
Totl100%	11030t	11030t	13910t	13910t		13910t	13910t	13910t
Cauv100%								
Tax Value:								
Land 35%	2410	2410	3420	3420		3420	3420	3420
Bldg 35%	1450	1450	1450	1450		1450	1450	1450
Totl 35%	3860t	3860t	4870t	4870t		4870t	4870t	4870t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	158.72	167.90	210.42	210.42	210.42			
Sp-Asmnt	82.43	87.03	103.30	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
2022	2530	970	3500	163.50
2021	2530	970	3500	164.10

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

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LETSON AVE REAR

Neighborhood:
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	Pole Build		24X48	1152		C	1963FR	13820	.70		4150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
rear lot		160.00	192	107	40	43	6880	6880
rear lot		90.00	107	80	40	32	2880	2880

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