

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-020003.0000  
DD34

RES  
2025

sale

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

2022 WBML PROPERTIES LLLC	2019-09-24
2023 WBML PROPERTIES LLLC	2019-09-24
2024 WBML PROPERTIES LLLC	2019-09-24
2025 WBML PROPERTIES LLLC	2019-09-24 KETTLES 3-4
325 & 325 1/2 ESPY ST	1AD
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	10340	14890	14890	14890	14880
Bldg100%	36140	42260	42260	42260	42260
Totl100%	46490t	57140t	57140t	57140t	57140t
Cauvl00%					
Tax Value:					
Land 35%	3620	5210	5210	5210	5210
Bldg 35%	12650	14790	14790	14790	14790
Totl 35%	16270t	20000t	20000t	20000t	20000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	760.02	822.32	869.96	864.22	
Sp-Asmnt	40.03	40.03	48.67	48.67	

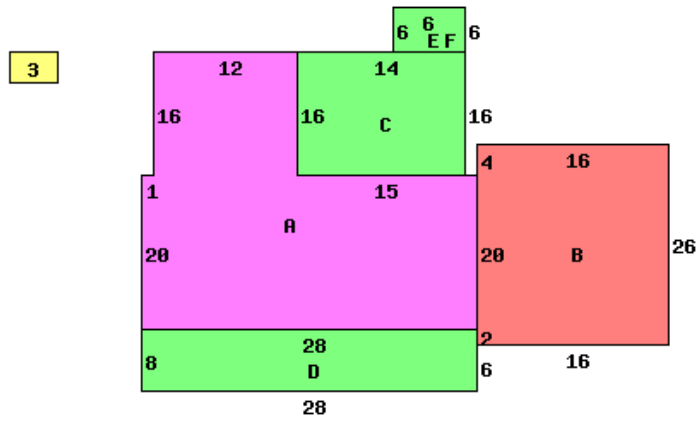
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		752			ADDTN
1H	F/C	A		416			PORCH
	EFP	P		224	8960		PORCH
	OPF	P		224	6720		PORCH
	CAN	P		36	290		PORCH
	STP	P		36	140		PORCH

#: 4 L/W  
060200040000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
341	1	2019-09-24	WBML PROPERTIES LLLC	1AD *	0	9830	28740
261	4	2019-07-26	STATE OF OHIO FORFIETED L	4CO *	0	9830	28740
357	1	2009-11-20	WHITMORE VIRGINIA O	1AF *	0	13740	46600
529	4	2001-12-14	WHITMORE VIRGINIA O	4QC *	0	5860	26170
1004	1	1990-12-13		1UN *	20000	0	24510

Year	Land	Bldg	Total	Net Tax
2021	3620	12650	16270	762.80
2020	3620	12650	16270	662.56

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



325 W ESPY ST 43326

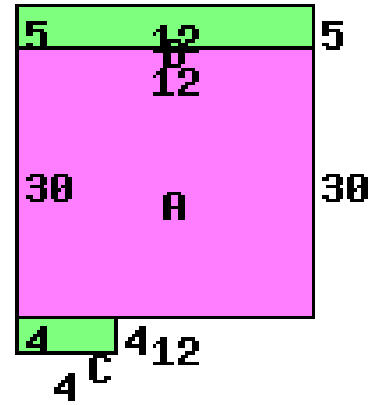
Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1168 103470
	Part Upper	FRAME	416 22960
	Subtotal		126430
Metal	Roof	GABLE	
Plaster/Drywall	X X	Plumbing	2100
Panelled Wall	X	Extra Features	16110
Floor/Pine	X X	Total Value	144640
Floor/Carpet	X		
Floor/Tile-Lino	X X	PUB SIDEWALK	
Number of Rooms	3 2		
Bedrooms	2	Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	.9700
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1584		C	OLD/FR	.65	.20	39280
3 Garage	M	345		D	1983FR	.70		1930
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		120.00	160	103	120	124	14880	14880

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-020003.0000-v082020R  
Call Back: Sign: PSN Date: 2015-02-17 Lister:

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		360		a	*MAIN
	EFP	P		60	2400	b	PORCH
	STP	P		16	60	c	PORCH



325 1/2 W ESPY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1		
Floor Level	Main	360	55040
	Subtotal		55040
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X		
Panelled Wall	X		
Floor/Pine	X		
Number of Rooms	3		
Bedrooms	1		
Central Heat	A		
Plumbing			
Standard	1		
		Extra Features	2460
		Total Value	57500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
2 DWELLING	1 F/C	FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
			360		E	1947VP	28750	.85	.75	1050

Call Back: - - - - Sign: Date: Lister: 06-020003.0000-v082020R