BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-020003.0000 RES
DD34 2026

sale

2023 WBML PROPERTIES LLLC	2019-09-24	
2024 WBML PROPERTIES LLLC	2019-09-24	
2025 WBML PROPERTIES LLLC	2019-09-24	
2026 WBML PROPERTIES LLLC	2019-09-24	KETTLES 3-4
325 & 325 1/2 ESPY ST	1AD	
	$0	
KENTON OH 43326		

2028 DAVIDSON GARY	2026-10-22	
325 & 325 1/2 ESPY ST	2WD	
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	520	520	520	520	0	520	520	520
Acres								
Land100%	14890	14890	14890	14890		14890	17030	17040
Bldg100%	42260	42260	42260	42260		42260	59690	59680
Totl100%	57140t	57140t	57140t	57140t		57140t	76710t	76720t
Cauv100%								
Tax Value:								
Land 35%	5210	5210	5210	5210		5210	5960	5960
Bldg 35%	14790	14790	14790	14790		14790	20890	20890
Totl 35%	20000t	20000t	20000t	20000t		20000t	26850t	26850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	822.32	869.96	864.22	864.22	864.22			
Sp-Asmnt	40.03	48.67	48.67	48.67				

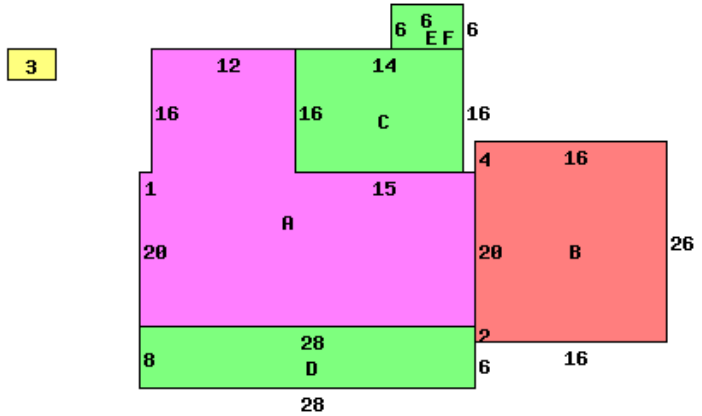
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		752		a	*MAIN
1H	F/C	A		416		b	ADDTN
	EFP	P		224	8960	c	PORCH
	OFP	P		224	6720	d	PORCH
	CAN	P		36	290	e	PORCH
	STP	P		36	140	f	PORCH

#: 4 L/W
060200040000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
439	2	2026-10-22	DAVIDSON GARY	2WD		62500	14890	42260
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
2022	3620	12650	16270	760.02
2021	3620	12650	16270	762.80

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



325 W ESPY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1168	103470
	Part Upper	FRAME	416	22960
	Subtotal			126430
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		X	X		
Number of Rooms		3	2		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Extra Features	16110
Total Value	144640
PUB SIDEWALK	
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	DWELLING	1 F/C		1584		C	OLD/FR	144640	.65	.20	55480
3	Garage	M	15X23	345		D	1983FR	6620	.70		2720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	160	103	138	142	17040	17040

Call Back: Sign: PSN Date: 2015-02-17 Lister:
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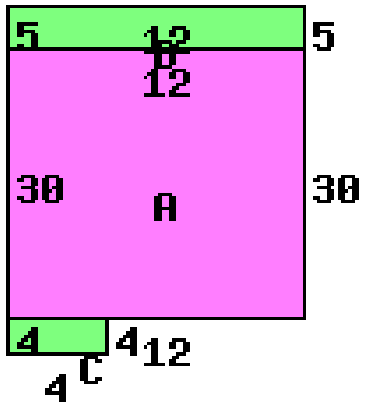
CAMA / Cont: 1

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	FRAME	360	55040
	Subtotal			55040
Shingle	Roof	GABLE		
B 1 2 U A				
Plaster/Drywall	X	Extra Features		2460
Panelled Wall	X	Total Value		57500
Floor/Pine	X			
Number of Rooms	3			
Bedrooms	1			
Central Heat	A			
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2	DWELLING	1 F/C		360		E	1947VP	28750	.85	.75	1480

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