

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-070041.0000  
GG76

RES  
2025

sale

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

2022 DEAN KRISTINE M	2002-06-18
2023 DEAN KRISTINE M	2002-06-18
2024 DEAN JOHN A	2023-12-21
2025 DEAN JOHN A	2023-12-21
251 W ESPY ST	CARTERS SUB PT 1
	1TD
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3510	5090	5090	5090		5080
Bldg100%	35540	42940	42940	42940		42930
Totl100%	39060t	48030t	48030t	48030t		48010t
Cauvl00%						
Tax Value:						
Land 35%	1230	1780	1780	1780		1780
Bldg 35%	12440	15030	15030	15030		15030
Totl 35%	13670t	16810t	16810t	16810t		16800t
Hmstd35%						
Owner Oc	13.26	14.88				
Hmstd RB	400.22	368.96				
Net Tax	225.10	307.34	731.20	726.36	726.36	
Sp-Asmnt	20.79	20.79	29.10	110.75		

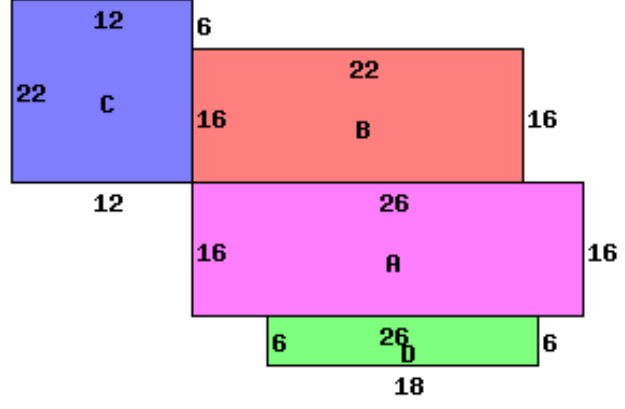
2026 OSBORN AARON & BRADLEY	2025-02-14
251 W ESPY ST	1SD
KENTON OH 43326	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 Q	F/C	M		416			
1	F/C	A		352		b	ADDTN
	F	G		264	6340	c	GRAGE
	OFF	P		108	3240	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
60	1	2025-02-14	OSBORN AARON & BRADLEY	1SD	42000	5090	42940
553	1	2023-12-21	DEAN JOHN A	1TD *	0	5090	42940
308	1	2002-06-18	DEAN KRISTINE M	1WD *	30000	4000	20630
307	1	1998-06-02	SYRRETT DONALD L	1FD	26900	4230	12970
243	1	1998-05-21	LAWRENCE CHARLES B	1CT *	0	4230	12970

Year	Land	Bldg	Total	Net Tax
2021	1230	12440	13670	225.90
2020	1230	12440	13670	195.54

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			
500	HARDIN COUNTY LANDFILL			
642	TRASH-KENTON CITY			
540	DELO SEWER - KENTON CORP			
539	DELO WATER - KENTON CORP			



251 W ESPY ST 43326

Occupancy		*DWELLING COMPUTATIONS	
1	Single Family	Sq-Ft	Value
Story Height	1Q		
Floor Level	Main	FRAME	768 93840
	Qtr Story	FRAME	416 7330
	Subtotal		101170
Shingle	Roof	GABLE	
Plaster/Drywall	P	D	Heating -1480
Floor/Pine		X	Garages and Carports 6340
Floor/Carpet	X		Extra Features 3240
Floor/Tile-Lino	X	X	Total Value 109270
Number of Rooms	4	2	
Bedrooms	1	2	PUB SIDEWALK
Plumbing			Neighborhood:
Standard	1		Code: 3600
			Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 QF/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		768	768	C-	OLD/AV	.55		42930
front lot	acres/	effective	depth	depth	actual	effective	extended	true
front lot	frontage	frontage	depth	factor	rate	rate	value	value
	45.0000	40.00	108	84	120	101	4040	4040
	30.0000	18.00	35	48	120	58	1040	1040