BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-070041.0000 RES
GG76 2026

sale

2023 DEAN KRISTINE M	2002-06-18	
2024 DEAN JOHN A	2023-12-21	
2025 DEAN JOHN A	2023-12-21	
2026 DEAN JOHN A	2023-12-21	CARTERS SUB PT 1
251 W ESPY ST	1TD	
	$0	
KENTON OH 43326		

2027 OSBORN AARON & BRADLEY	2025-02-14	
251 W ESPY ST	1SD	
KENTON OH 43326		

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

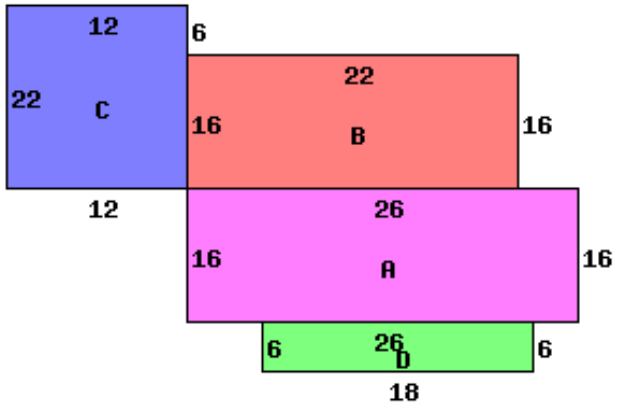
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5090	5090	5090	5090		5090	5830	5830
Bldg100%	42940	42940	42940	42940		42940	60630	60630
Totl100%	48030t	48030t	48030t	48030t		48030t	66460t	66460t
Cauv100%								
Tax Value:								
Land 35%	1780	1780	1780	1780		1780	2040	2040
Bldg 35%	15030	15030	15030	15030		15030	21220	21220
Totl 35%	16810t	16810t	16810t	16810t		16810t	23260t	23260t
Hmstd35%								
Owner Oc	14.88							
Hmstd RB	368.96							
Net Tax	307.34	731.20	726.36	726.36	726.36			
Sp-Asmnt	20.79	29.10	110.75	110.75				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		416		a	*MAIN
1	F/C	A		352		b	ADDTN
	F	G		264	6340	c	GRAGE
	OFP	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	SYPHRIT DONALD L	1FD	*	26900	4230	12970
243	1	1998-05-21	LAWRENCE CHARLES B	1CT	*	0	4230	12970

Year	Land	Bldg	Total	Net Tax
2022	1230	12440	13670	225.10
2021	1230	12440	13670	225.90

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
642 TRASH-KENTON CITY	XA/2025			
540 DELQ SEWER - KENTON CORP	XA/2025			
539 DELQ WATER - KENTON CORP	XA/2025			



251 W ESPY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	768	93840
	Qtr Story	FRAME	416	7330
	Subtotal			101170
Shingle	Roof	GABLE		

B 1 2 U A

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%	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 QF/C		768		C-	OLD/AV	98340	.55		60630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	40.00	108	84	138	116	4640	4640
front lot	30.0000	18.00	35	48	138	66	1190	1190

Call Back: Sign: PSN Date: 2014-11-18 Lister: 06-070041.0000-v082020R