

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100033.0000
HH108

RES
2025

sale

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

2022	BRACE GARY M	2008-09-17
2023	BRACE GARY M	2008-09-17
2024	BRACE GARY M	2008-09-17
2025	BRACE GARY M	2008-09-17 LETSONS 19
	118 E ESPY ST	LWD
	KENTON OH 43326	\$25,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5890	8370	8370	8370	8380
Bldg100%	41600	50340	50340	50340	50340
Totl100%	47490t	58710t	58710t	58710t	58720t
Cauvl00%					
Tax Value:					
Land 35%	2060	2930	2930	2930	2930
Bldg 35%	14560	17620	17620	17620	17620
Totl 35%	16620t	20550t	20550t	20550t	20550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	776.36	844.96	893.88	887.98	
Sp-Asmnt	21.01	21.01	30.31	30.31	

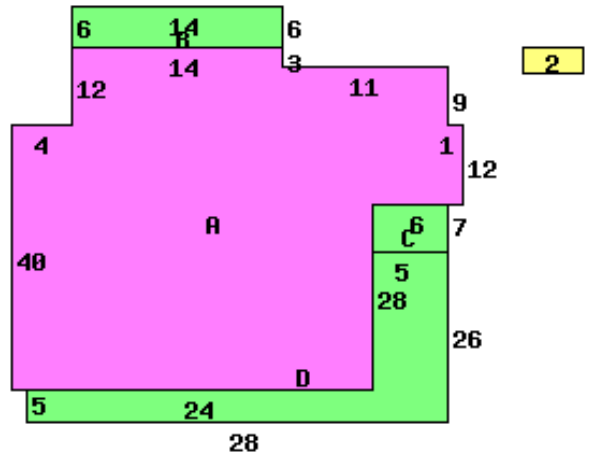
2027	MCKEAN ELAINE	2026-05-12
	118 E ESPY ST	LWD
	KENTON OH 43326	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1299			
	EFF	P		84	3360	b	PORCH
	EFF	P		35	1400	c	PORCH
	OFF	P		245	7350	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
153	1	2026-05-12	MCKEAN ELAINE	LWD	65000	8370	50340
474	1	2008-09-17	BRACE GARY M	LWD *	25000	5170	31570
180	1	2008-05-14	MABREY JAMES D & IRA E	1AF *	0	5170	31570
133	1	1997-04-16	MABREY JAMES D & IRA E	LWD *	0	4890	21570

Year	Land	Bldg	Total	Net Tax
2021	2060	14560	16620	779.20
2020	2060	14560	16620	676.80

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



118 E ESPY ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level	1299	107390	
Metal	Subtotal	107390	
	B 1 2 U A	FRAME	
Plaster/Drywall	P	Extra Features	12110
Floor/Carpet	X	Total Value	119500
Number of Rooms	6		
Bedrooms	2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	.9700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1299		C-	1920AV	.55		46950
2 Garage		16X26	416	C	1950AV	.65		3390
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	66.0000	66.00	170	106	120	8380	8380	