BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100033.0000 RES
HH108 2026

sale

2023 BRACE GARY M	2008-09-17	
2024 BRACE GARY M	2008-09-17	
2025 BRACE GARY M	2008-09-17	
2026 BRACE GARY M	2008-09-17	LETSONS 19
118 E ESPY ST	1WD	
	$25,000	
KENTON OH 43326		

2028 MCKEAN ELAINE	2026-05-12	
118 E ESPY ST	1WD	
KENTON OH 43326		

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

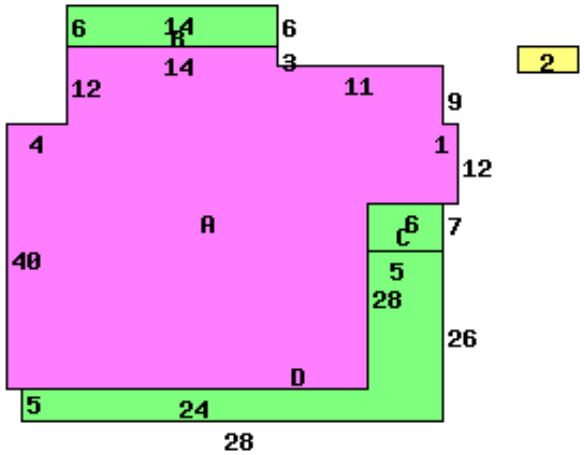
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8370	8370	8370	8370		8370	9630	9640
Bldg100%	50340	50340	50340	50340		50340	71090	71090
Totl100%	58710t	58710t	58710t	58710t		58710t	80710t	80730t
Cauv100%								
Tax Value:								
Land 35%	2930	2930	2930	2930		2930	3370	3370
Bldg 35%	17620	17620	17620	17620		17620	24880	24880
Totl 35%	20550t	20550t	20550t	20550t		20550t	28250t	28260t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	844.96	893.88	887.98	887.98	887.98			
Sp-Asmnt	21.01	30.31	30.31	30.31				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
153	1	2026-05-12	MCKEAN ELAINE	1WD	*	65000	8370	50340
474	1	2008-09-17	BRACE GARY M	1WD	*	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	1WD	*	0	4890	21570

Year	Land	Bldg	Total	Net Tax
2022	2060	14560	16620	776.36
2021	2060	14560	16620	779.20

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1299	107390
	Subtotal			107390
Metal	Roof	HIP		

B 1 2 U A

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%	1.3700
Standard	1		

	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		1299		C-	1920AV	107550	.55		66300
2	Garage		16X26	416		C	1950AV	9980	.65		4790

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	170	106	138	146	9640	9640

Call Back: Sign: PSN Date: 2015-05-07 Lister: