

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050057.0000
CC87

RES
2025

sale

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

2022	ROSTORFER JOHN H & CA	2005-07-06
2023	ROSTORFER JOHN H & CA	2005-07-06
2024	ROSTORFER JOHN H & CA	2005-07-06
2025	EVANS ROBBY R	2024-10-25
	601 SMITH AVE	lwd
	KENTON OH 43326	\$175,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	20830	28000	28000	28000	28000
Totl100%	24570t	33340t	33340t	33340t	33350t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	7290	9800	9800	9800	9800
Totl 35%	8600t	11670t	11670t	11670t	11670t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	401.72	479.82	507.62	504.26	
Sp-Asmnt	2.55	2.55	173.54	166.66	

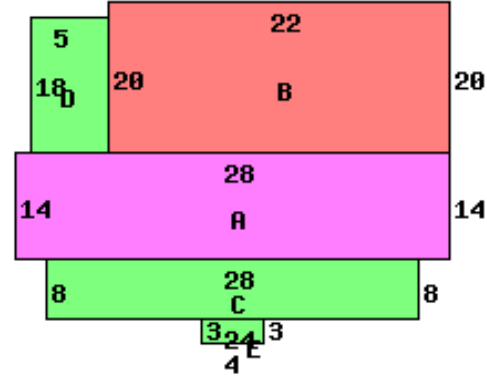
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F	M		392			
1	F/C	A		440			
	EFP	P		192	7680		
	OPF	P		90	2700		
	CAN	P		12	100		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
468	1	2024-10-25	EVANS ROBBY R	lwd	175000	5340	28000
83	1	2024-03-01	TAYLORED HOMES LLC	lwd	25000	5340	28000
121	5	2024-03-01	ROSTORFER CIRROU CATHERIN	SAF *	0	5340	28000
243	5	2005-07-06	ROSTORFER JOHN H & CATHE	SQC *	0	3000	15200
451	1	1998-08-07	ROSTORFER JOHN H	lSD	25600	3110	18940
63	1	1996-02-14	HAMILTON BECKY J	lCT *	0	3110	18910
442	1	1995-05-25	HAMILTON BECKY J & LEWIS	QCD *	0	3110	18910
490	1	1991-06-25		lUN *	0	0	16710

Year	Land	Bldg	Total	Net Tax
2021	1310	7290	8600	403.20
2020	1310	7290	8600	350.22

Project		ben acres	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
540	DELO SEWER - KENTON CORP			XA/2025
539	DELO WATER - KENTON CORP			XA/2025
642	TRASH-KENTON CITY			XA/2025

2
3



601 SMITH AVE 43326

Occupancy 0 Vacant Land		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	832 98580
	Part Upper	FRAME	392 22180
	Subtotal		120760
Shingle	Roof	GABLE	
B 1 2 U A			
	Heating		-1530
	Plumbing		-3800
	Extra Features		10480
	Total Value		125910
	PUB PAVED ST/RD		
	PUB SIDEWALK		
	Neighborhood:		
	Code:		3600
	Dwl/Gar/NC%		.9700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1224		C-	OLD/FR		113320	.65	.30	26930
2 Garage		10X20	200		D	OLD/PR		3840	.75	.20	750
3 Lean-To		10X20	200		D	OLD/PR		1280	.75		320
front lot		effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
		50.00	120	89	120	107	5350	5350			