BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050057.0000 RES
CC87 2026

sale

2023	ROSTORFER JOHN H & CA	2005-07-06
2024	ROSTORFER JOHN H & CA	2005-07-06
2025	EVANS ROBBY R	2024-10-25
2026	EVANS ROBBY R	2024-10-25 RIVERSIDE 145
	601 SMITH AVE	1WD
		$175,000
	KENTON OH 43326	

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

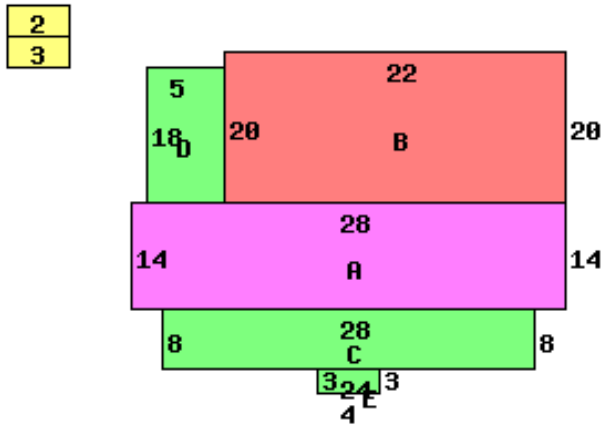
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	28000	28000	28000	28000		28000	39400	39410
Totl100%	33340t	33340t	33340t	33340t		33340t	45540t	45560t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	9800	9800	9800	9800		9800	13790	13790
Totl 35%	11670t	11670t	11670t	11670t		11670t	15940t	15950t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	479.82	507.62	504.26	504.26	504.26			
Sp-Asmnt	2.55	173.54	166.66	166.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F	M		392		a	*MAIN
1	F/C	A		440		b	ADDTN
	EFP	P		192	7680	c	PORCH
	OFP	P		90	2700	d	PORCH
	CAN	P		12	100	e	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	1310	7290	8600	401.72
2021	1310	7290	8600	403.20

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



601 SMITH AVE 43326

Occupancy 0 Vacant Land

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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% 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	1HB F		1224		C-	OLD/FR	113320	.65	.30	38040
2	Garage		10X20	200		D	OLD/PR	3840	.75	.20	1050
3	Lean-To		10X20	200		D	OLD/PR	1280	.75		320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-11-16 Lister: