

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050058.0000
CC88

RES
2024

- sale

2021 ROSTORFER JOHN H & CA
2022 ROSTORFER JOHN H & CA
2023 ROSTORFER JOHN H & CA
2024 ROSTORFER JOHN H & CATH
607 SMITH AVE
KENTON OH 43326

2005-07-06
2005-07-06
2005-07-06
2005-07-06 RIVERSIDE 144
5QC
\$0

- Eff Rate:- 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024
Prop Cls	599	599	599	599
Acres				
Land100%	3740	3740	5340	5340
Bldg100%	860	860	970	970
Tot L100%	4600t	4600t	6310t	6310t

CAMA
599
5350
980
6330t

2025 MCLAUGHLIN ARON
607 SMITH AVE
KENTON OH 43326

2024-11-21
1WD

- Tax Value:

Land 35%	1310	1310	1870	1870
Bldg 35%	300	300	340	340
Tot L 35%	1610t	1610t	2210t	2210t
Hmstd 35%				
Owner 0c				
Hmstd RB				
Net Tax	75.48	75.22	90.88	96.12
Sp-Asmnt	2.12	2.12	2.12	6.72

1870
340
2220t

Sale#	#p	sale date	To	Type/Invalid*	Sale\$	co:land	co:blgd
509	1	2024-11-21	MCLAUGHLIN ARON	1WD	0	5340	970
121	5	2024-03-01	ROSTORFER CIRROU CATHERIN	5AF *	0	5340	970
243	5	2005-07-06	ROSTORFER JOHN H & CATHE	50C *	0	3000	6510
616	1	1999-10-08	ROSTORFER JOHN H	1AD	5000	3110	3490

Year	Land	Bldg	Total	Net Tax
2020	1310	300	1610	65.56
2019	1240	300	1540	60.64

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024		

607	SMITH AVE	43326
-----	-----------	-------

PUB	PAVED	ST/RD
PUB	ALLEY	

```
Neighborhood:
Code:          3600
Dwl/Gar/NC%   .9700
```

	Bldg Type
1	STORAGE
2	P

SHB+Cons *	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
		560			OLD/PR	500			500
RFX	10X24	240		D	OLD/PR	1920	.75		480

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	120	107	5350	5350

Call Back:

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

06-050058.0000-v082020R

2

1