

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050103.0000
CC52

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 ROSTORFER CIRROU CATHER	2024-03-01 RIVERSIDE 189
745 S OAK ST	5AF
KENTON OH 43326	\$0

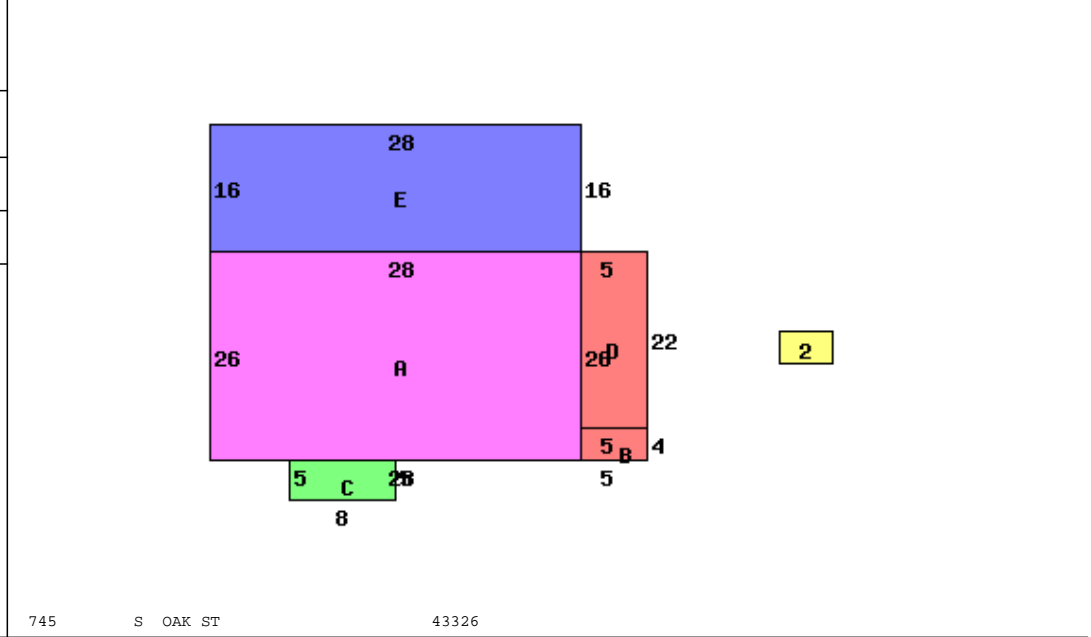
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	56690	68970	68970	68970	68980
Totl100%	60430t	74310t	74310t	74310t	74330t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	19840	24140	24140	24140	24140
Totl 35%	21150t	26010t	26010t	26010t	26020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	987.98	1069.44	1131.36	1123.90	
Sp-Asmnt	21.35	21.35	32.42	32.42	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		728			
1	F/C	A		20			b ADDTN
1	FFP	P		40	1600		c PORCH
1	F/C	A		110			d ADDTN
	CAR	G		448	3410		e GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
121	5	2024-03-01	ROSTORFER CIRROU CATHERIN	5AF *	0	5340	68970
243	5	2005-07-06	ROSTORFER JOHN H & CATHE	5QC *	0	2540	26230
86	1	1989-02-03		1WD	3000	0	7710

Year	Land	Bldg	Total	Net Tax
2021	1310	19840	21150	991.58
2020	1310	19840	21150	861.28

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



745 S OAK ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	858 97800
	Part Upper	FRAME	728 33760
	Subtotal		131560
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X X	Garages and Carports	3410
Floor/Pine	X X	Extra Features	1600
Number of Rooms	4 2	Total Value	136570
Bedrooms	1 2		
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		PUB SIDEWALK	
Plumbing		Neighborhood:	
Standard	1	Code:	3600
		Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X60	1440	C-	1960FR	122910	.47	.10
				C	1960FR	41620	.70	
		acres/	effective	depth	actual	effective	extended	true
front lot		frontage	frontage	depth	factor	rate	value	value
		50.00	120	89	120	107	5350	5350