

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

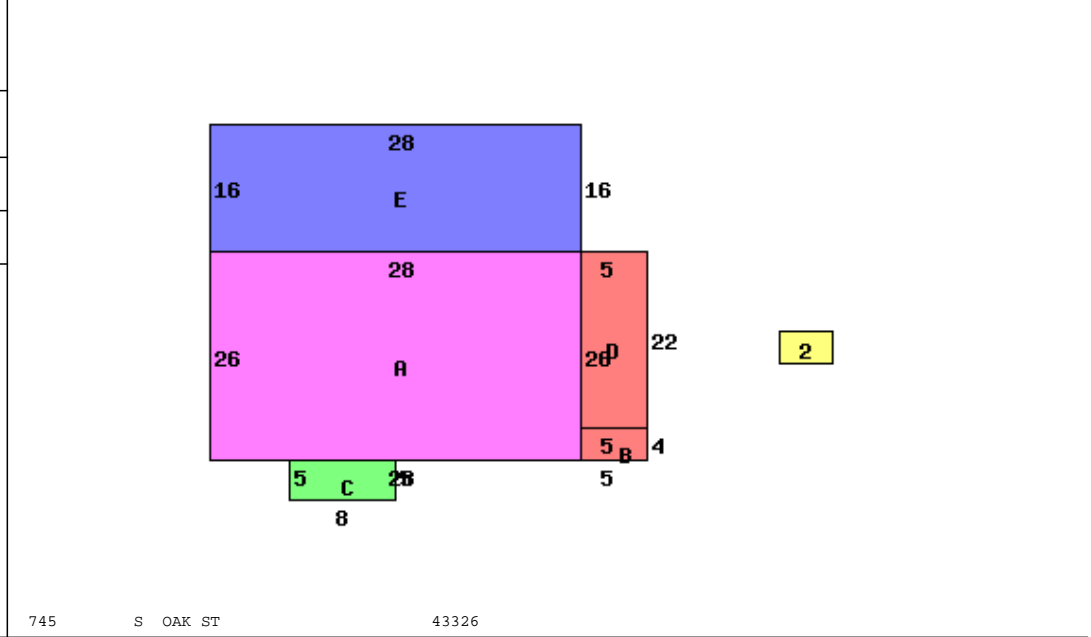
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3740	5340	5340	5340	5340	5350
Bldg100%	56690	68970	68970	68970	68970	68980
Totl100%	60430t	74310t	74310t	74310t	74310t	74330t
Cauv100%						
Tax Value:						
Land 35%	1310	1870	1870	1870	1870	1870
Bldg 35%	19840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

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	858 97800
Main	FRAME
Part Upper	FRAME
Subtotal	728 33760
Shingle	Roof
B 1 2 U A	GABLE
Plaster/Drywall	X X
Floor/Pine	X X
Number of Rooms	4 2
Bedrooms	1 2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Garages and Carports	3410
Extra Features	1600
Total Value	136570
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
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	
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	120	89	120	107	5350	5350

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-050103.0000-v082020R