BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050103.0000 RES
CC52 2026

sale

2023	ROSTORFER JOHN H & CA	2005-07-06
2024	ROSTORFER JOHN H & CA	2005-07-06
2025	ROSTORFER CIRROU CATH	2024-03-01
2026	ROSTORFER CIRROU CATHER	2024-03-01 RIVERSIDE 189
	745 S OAK ST	5AF
		$0
	KENTON OH 43326	

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

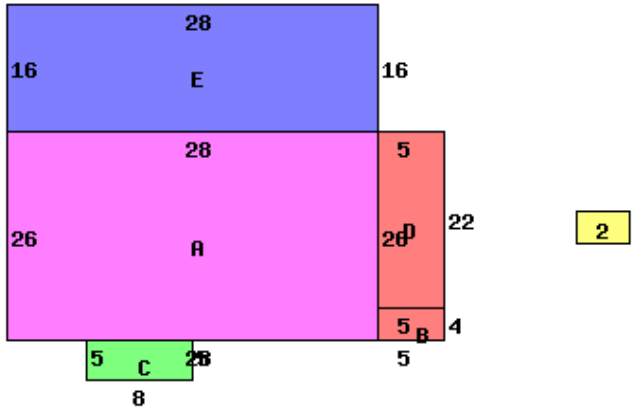
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	68970	68970	68970	68970		68970	97430	97430
Totl100%	74310t	74310t	74310t	74310t		74310t	103570t	103580t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	24140	24140	24140	24140		24140	34100	34100
Totl 35%	26010t	26010t	26010t	26010t		26010t	36250t	36250t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1069.44	1131.36	1123.90	1123.90	1123.90			
Sp-Asmnt	21.35	32.42	32.42	32.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		728		a	*MAIN
1	F/C	A		20		b	ADDTN
	EFP	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: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
2022	1310	19840	21150	987.98
2021	1310	19840	21150	991.58

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



745 S OAK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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		
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%	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	1H F/C		1586		C-	1960FR	122910	.47	.10	80320	
2	Garage		24X60	1440		C	1960FR	41620	.70		17110	LOFT

	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: 06-050103.0000-v082020R