BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150036.0000 RES
FF29.01 2026

sale

2023 ROSTORFER RONALD L &	2018-07-26	
2024 ROSTORFER RONALD L &	2018-07-26	
2025 ROSTORFER RONALD L &	2018-07-26	
2026 ROSTORFER RONALD L & JO	2018-07-26	CHAMPION CT 32-34
32 CHAMPION CT	1SD	G S ADDT PT OF 45
	$46,000	
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%	12800	12800	12800	12800		12800	12800	12800
Bldg100%	60910	60910	60910	60910		60910	81690	81680
Totl100%	73710t	73710t	73710t	73710t		73710t	94490t	94480t
Cauv100%								
Tax Value:								
Land 35%	4480	4480	4480	4480		4480	4480	4480
Bldg 35%	21320	21320	21320	21320		21320	28590	28590
Totl 35%	25800t	25800t	25800t	25800t		25800t	33070t	33070t
Hmstd35%			25260	25260		25260	32540	
Owner Oc	22.84	22.80	22.26	22.26	22.26	hmstd 4480 l	20780 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	669.02	681.84	662.90	662.90	662.90			
Sp-Asmnt	64.10	70.85	30.85	30.85				

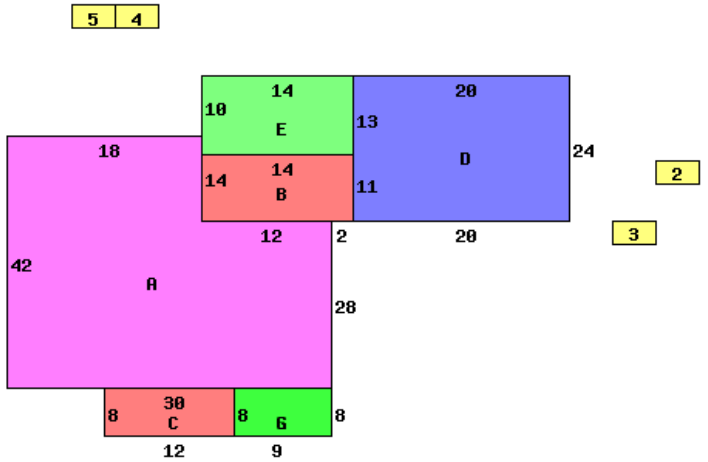
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1092		a	*MAIN
1	F/C	A		154		b	ADDTN
1	F/C	A		96		c	ADDTN
	F2	G		480	11520	d	GRAGE
	DK	P		182	2730	e	PORCH
	CPY	P		72	580	f	PORCH
	STP	P		72	290	g	PORCH

#: 37 38 68 L/W
gas fireplace
2017 DUPLICATE COMBINED PARCELS
061500370000
061500380000
061500680000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
363	1	2018-07-26	ROSTORFER RONALD L & JOYC	1SD	46000	9000	36710
73	1	2015-02-17	JONES ROBERT C	1CT *	0	10170	41770

Year	Land	Bldg	Total	Net Tax
2022	3310	16060	19370	485.82
2021	3310	16060	19370	487.64

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



32 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1342	107560
	Basement		360	6950
	Subtotal			114510
Shingle	Roof	HIP		

B 1 2 U A

Panelled Wall		X	Air Conditioning	2320
Unfinished Wall	X		Garages and Carports	11520
Floor/Carpet		X	Extra Features	3600
Floor/Tile-Lino		L	Total Value	131950
Number of Rooms	1	6		
Bedrooms		2	PUB SIDEWALK	
Central Heat		A	Neighborhood:	
FORCED AIR			Code:	3730
Central A/C		A	Dwl/Gar/NC%	1.3500
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F			1342		C	1927AV	131950	.55		80160
2	Shed	*NV	0	8X10	80			OLD/	0			0
3	Gazebo	*PP	0	10X10	100			1993	0			0
4	Shed			12X16	192		D	1993AV	1840	.60		740
5	P	CAN		8X16	128		D	2022AV	820	.05		780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		148.00	100	81	120	97	14360	11490	Excess Fro
rear lot		146.00	61	22	40	9	1310	1310	

Call Back: Sign: PSN Date: 2015-02-17 Lister: