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RES
2024

Eff Rate:- 41.83— 38.35— 33.09— 33.46— a/r

CAMA
511
0000
5740
5740t

FOREST OH 45843

Orig Tax Year 2002
Parent: 20-020017.0000

Tax Value:

Land 35%	5460	5460	7000	7000				7000
Bldg 35%	72270	81110	89510	89510				89510
Totl 35%	77730t	86570t	96510t	96510t				96510t
Hmstd35%			85080	85080				
Owner Oc			61.84	61.76	hmstd	5250 l	79830 b	
Hmstd RB								
Net Tax	2968.74	3034.90	2850.86	2887.56				

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hmstd 5250 l 79830 b
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Sp-Asmnt	21.00	21.08	25.08	22.11
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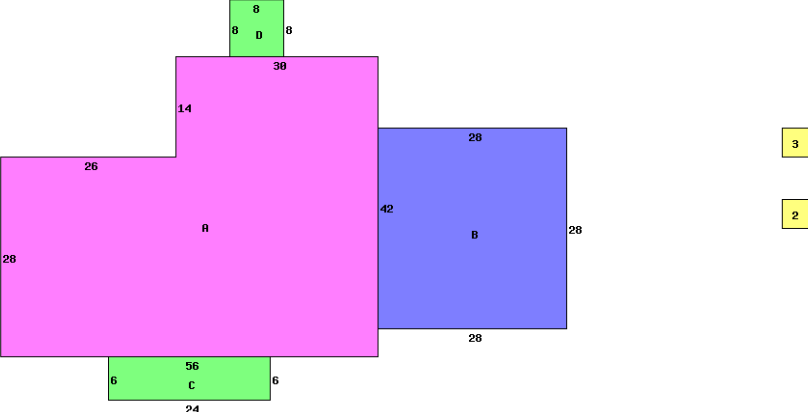
SHB+ 1 B	CONS	TYPE	FACT	SQ-FT	VALUE		
F	M			1988		a	*MAIN
F	G			784	18820	b	GRAGE
OFP	P			144	4320	c	PORCH
DK	P			64	960	d	PORCH

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
398	1	2022-08-03	GUIDER PENNY L & MARVIN L	1SD	300000	15600	206490
438	1	2017-09-07	LOBDELL MARY & AUSTIN L I	1SD	195000	13510	158940
32	1	2012-01-26	BROWN LARRY A & BARBARA A	1SD *	0	13510	158940
107	1	2001-03-14	BROWN LARRY	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2020	5460	72270	77730	2975.64
2019	5250	62040	67290	2519.62

project	ben acres	/ %	factor
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69	KEIPER JOINT - BLANCHARD	XA/2024
00	HARDIN COUNTY LANDFILL	XA/2024
97	KEIPER JT DITCH - HANCOCK CO	XA/2015
21	BLANCHARD RIVER MAINT	XA/2023



0466 CR 175 45843

Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
Story Height			Sq-Ft	Value
1	Main	FRAME	1988	137030
Floor Level	Basement		1988	36640
	Subtotal			173670

	Bldg Type
1	DWELLING
2	Garage
3	Shed

SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 B F		1988		C+	2001GD	225270	.19		228090
	24X48	1152		C	2017AV	27650	.20		27650
*PP	8X8	64			2017AV	0			0

Shingle	Roof	GABLE	
Plaster/Drywall	B 1 2 U A		
Unfinished Wall	D	Air Conditioning	3520
Floor/Carpet	X	Plumbing	3500
Floor/Concrete	X	Garages and Carports	18820
Floor/Tile-Lino	X	Extra Features	5280
Number of Rooms	1 8	Total Value	204790
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	2000
Extra 2 Fixture	1	Dwl/Gar/NC%	1.2500

homesite
small acreage

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
1.0000				15000	15000	15000	15000
1.0000				5000	5000	5000	5000

20-020023.0000-v082020R