

00190

sale

2021	SONS TIM				
2022	SONS TIM				
2023	SONS PORTIA	2022-12-22			
2024	SONS PORTIA	2022-12-22	PT E1/2 SW1/4 S18		
	2856 SR 53	2AF	PT SE4 Sw4 5.305A		
	FOREST OH 45843	\$0			

Eff Rate:-	41.83	38.35	33.09	33.46	a/r
Tax Year	2021	2022	2023	2024	
Prop Cls	511	511	511	511	CAMA
Acres	2.5000	2.5000	5.3050	5.3050	511
Land100%	17110	17110	31910	31910	31920
Bldg100%	119860	119860	136690	136690	136680
Totl100%	136970t	136970t	168600t	168600t	168600t
Cauv100%					

2025	BRANDEBERRY ETHAN & KEL	2024-09-11			
	2856 SR 53	1SD			
	FOREST OH 45843				

Tax Value:					
Land 35%	5990	5990	11170	11170	11170
Bldg 35%	41950	41950	47840	47840	47840
Totl 35%	47940t	47940t	59010t	59010t	59010t
Hmstd35%	44860	44860	51100	51100	
Owner Oc	40.82	36.92	37.14	37.10	hmstd
Hmstd RB				292.34	5250 l
Net Tax	1790.16	1643.70	1743.80	1473.90	45850 b
Sp-Asmnt	18.00	18.00	26.00	18.00	

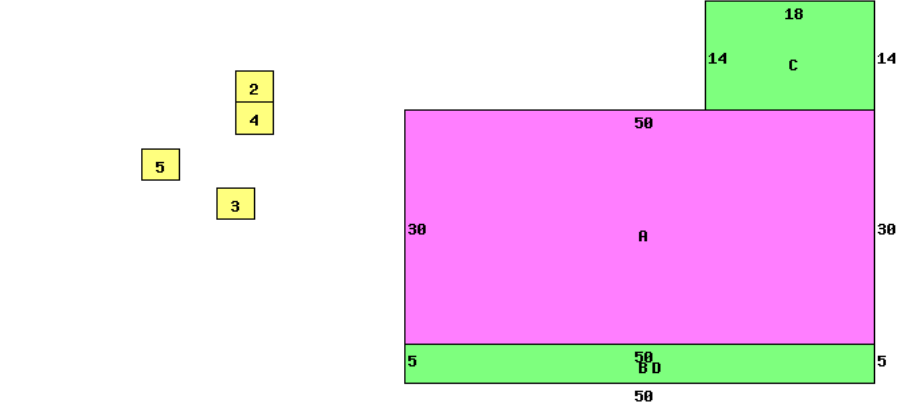
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 B	F	M		1500		a	*MAIN		
	RFX	P		250	2500	b	PORCH		
	DK	P		252	3780	c	PORCH		
	DK	P		250	3750	d	PORCH		

: 73 L/W
2023 DUPLICATE COMBINED PARCELS
201800730000 2.805A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
379	1	2024-09-11	BRANDEBERRY ETHAN & KEL	1SD	350000	31910	136690
579	2	2022-12-22	SONS PORTIA	2AF *	0	17110	119860
316	1	2022-07-21	SONS TIM & PORTIA	1SD *	0	17110	119860

Year	Land	Bldg	Total	Net Tax
2020	5990	41950	47940	1794.34
2019	5780	36350	42130	1541.74

p r o j e c t		ben acres	/ %	factor
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2024



2856 SR 53 45843

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1500	118070
		Basement		1500	27750
		Subtotal			145820
Shingle		Roof	GABLE		
	B 1 2 U A				
Plaster/Drywall	X X			Extra Features	10030
Floor/Carpet	X			Total Value	155850
Number of Rooms	1 5				
Bedrooms	3			PUB ELECTRIC	
				PRIV WATER	
Central Heat	A			PRIV SEWER	
ELECTRIC				PUB PAVED ST/RD	
Plumbing				Topo: LOW	
Standard	1			Neighborhood:	
				Code:	2000
				Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	1500	Rate		Cond	Value	Dpr	Dpr	Value
2 Pool	*PP		0		C-	1979GD	140270	.28		126240
3 Pole Build		24X42	1008		C	OLD/	0			0
4 P	DK		530		C	2000AV	12600	.55		5670
5 Shed	*NV	10X22	220			2010AV	7950	.40		4770
						OLD/VP	0			0
	acres/	effective	depth	depth	actual	effective	extended	true		
homesite	frontage	frontage	factor	factor	rate	rate	value	value		
small acreage	1.0000				15000	15000	15000	15000		
	4.3050				5000	3930	16920	16920		