JACKSON TWP
PATTERSON VILLAGE 00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-250012.0000 RES
M18 2026

sale

2023 LITTLE RITA	1995-10-13	
2024 LITTLE RITA	1995-10-13	
2025 LITTLE RITA	1995-10-13	
2026 LITTLE RITA	1995-10-13	ORIGINAL E 1/2 13 &
243 E MAIN ST	2FD	VACATED ALLEY
	$30,000	
FOREST OH 45843		

2027 MUSSELMAN KARLA L &	2025-08-20	
243 E MAIN ST	2CT	
FOREST OH 45843		

Eff Rate: – 34.89 — 35.26 — 35.21 — 35.21 — a/r

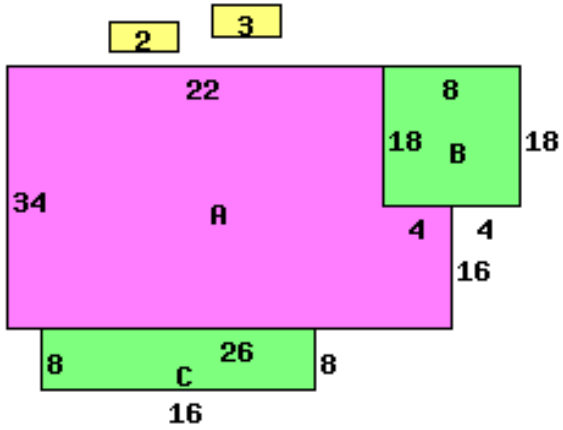
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3200	3200	3200	3200		3200	3710	3710
Bldg100%	30400	30400	30400	30400		30400	35000	34990
Totl100%	33600t	33600t	33600t	33600t		33600t	38710t	38700t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	1120	1120		1120	1300	1300
Bldg 35%	10640	10640	10640	10640		10640	12250	12250
Totl 35%	11760t	11760t	11760t	11760t		11760t	13550t	13550t
Hmstd35%								
Owner Oc	9.08	9.06	9.06	9.06	9.06			
Hmstd RB	284.54	307.78	318.32	318.32	318.32			
Net Tax	80.34	61.60	50.50	50.50	50.50			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		812		a	*MAIN
	PAT	P		144	430	b	PORCH
	OFP	P		128	3840	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
382	2	2025-08-20	MUSSELMAN KARLA L &	2CT *	0	3200	30400
1001	2	1995-10-13	LITTLE RITA	2FD	30000	1910	7310

Year	Land	Bldg	Total	Net Tax
2022	590	9530	10120	50.96
2021	590	9530	10120	55.10

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



243 E MAIN ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	812	96210
	Subtotal			96210
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-980
Panelled Wall	X	Plumbing	700
Floor/Carpet	X	Extra Features	4270
Floor/Tile-Lino	L	Total Value	100200
Number of Rooms	6		
Bedrooms	2	PUB ELECTRIC	
		PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra Fixture	1		
		Neighborhood:	
		Code:	2200
		Dwl/Gar/NC%	.9000

	Bldg Type	SHB+	Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C			812		D+	1920AV	85170	.55		34490
2	Shed	*PP	0	10X8		80			OLD/AV	0			0
3	Garage	*SV	0	20X12		240			OLD/AV	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		57.00	132	94	69	65	3710	3710

Call Back: Sign: PSN Date: 2015-11-11 Lister:

22-250012.0000-v082020R