

JACKSON TWP
PATTERSON VILLAGE

00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-250012.0000
M18

RES
2025

sale

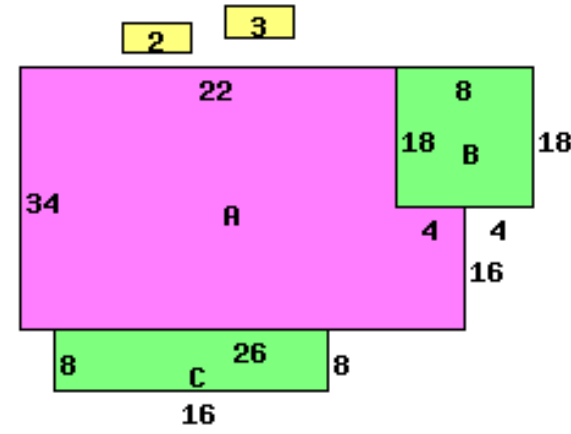
Eff Rate:- 41.51 — 34.89 — 35.26 — 35.21 — a/r

2022 LITTLE RITA	1995-10-13
2023 LITTLE RITA	1995-10-13
2024 LITTLE RITA	1995-10-13
2025 LITTLE RITA	1995-10-13 ORIGINAL E 1/2 13 &
243 E MAIN ST	2FD VACATED ALLEY
FOREST OH 45843	\$30,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1690	3200	3200	3200	3190
Bldg100%	27230	30400	30400	30400	30390
Totl100%	28910t	33600t	33600t	33600t	33580t
Cauv100%					
Tax Value:					
Land 35%	590	1120	1120	1120	1120
Bldg 35%	9530	10640	10640	10640	10640
Totl 35%	10120t	11760t	11760t	11760t	11750t
Hmstd35%					
Owner Oc	8.78	9.08	9.06	9.06	
Hmstd RB	325.24	284.54	307.78	318.32	
Net Tax	50.96	80.34	61.60	50.50	
Sp-Asmnt	18.00	22.00	18.00	18.00	

2026 MUSSELMAN KARLA L &	2025-08-20
243 E MAIN ST	2CT
FOREST OH 45843	

SHB+ 1	CONS F/C PAT OFF	TYPE M P P	FACT	SQ-FT 812 144 128	VALUE 430 3840	a b c	*MAIN PORCH 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			
2021	590	9530	10120	55.10			
2020	590	9530	10120	55.24			
p r o j e c t				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	
Story Height 1	Sq-Ft	Value
Floor Level	812	96210
Metal	Subtotal	96210
	Roof	
	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	
Plumbing		PUB ELECTRIC
Standard	1	PRIV WATER
Extra Fixture	1	PRIV SEWER
		PUB PAVED ST/RD
		Neighborhood:
		Code: 2200
		Dwl/Gar/NC% .7800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	812		D+	1920AV	.55	Dpr	Value
2 Shed	*PP 0	10X8	80		OLD/AV	0		0
3 Garage	*SV 0	20X12	240		OLD/AV	500		500
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		57.00	132	94	60	56	3190	3190