JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-010025.0000 RES
E34 2026

sale

2023 THAMES EDDIE F & PEGG	2016-03-15	
2024 THAMES EDDIE F & PEGG	2016-03-15	
2025 THAMES EDDIE F & PEGG	2016-03-15	
2026 THAMES EDDIE F & PEGGY	2016-03-15	CAMPBELLS 2ND E 1/2 OL 18
600 W DIXON ST	2SD	
	$0	
FOREST OH 45843		

2027 THAMES EDDIE F & PEGGY	2025-01-06	
600 W DIXON ST	3QC	
FOREST OH 45843		

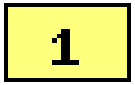
Eff Rate:– 34.89 — 35.26 — 35.21 — 35.21 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	7400	7400	7400	7400		7400	8460	8470
Bldg100%	110	110	110	110		110	110	100
Totl100%	7510t	7510t	7510t	7510t		7510t	8570t	8570t
Cauv100%								
Tax Value:								
Land 35%	2590	2590	2590	2590		2590	2960	2960
Bldg 35%	40	40	40	40		40	40	40
Totl 35%	2630t	2630t	2630t	2630t		2630t	3000t	3000t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	83.64	84.62	84.50	84.50	84.50			
Sp-Asmnt	4.00							

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
11	3	2025-01-06	THAMES EDDIE F & PEGGY CO	3QC *	0	7400	110
109	2	2016-03-15	THAMES EDDIE F & PEGGY	2SD *	0	7540	310
122	2	2011-03-29	THAMES ED	2QC *	0	6770	460
392	1	2004-07-07	THAMES CHARLES F & ESTEL	1WD	7000	5800	460
483	1	2003-10-23	HARMAN DAVID E	1CT *	0	5800	460

Year	Land	Bldg	Total	Net Tax
2022	2380	40	2420	88.76
2021	2380	40	2420	96.36

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			



600 W DIXON ST 45843

PUB PAVED ST/RD

Neighborhood:
Code: 2300
Dwl/Gar/NC% 1.4500

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Shed		*SV 0	12X18	216			OLD/PR	100			100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	83.0000	83.00	190	111	92	102	8470	8470

Call Back: Sign: PSN Date: 2015-01-15 Lister:

23-010025.0000-v082020R