

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-010036.0000
E22

COM
2025

sale

2022 CUNNINGHAM RANDY L	2017-04-04			
2023 CUNNINGHAM RANDY L	2017-04-04			
2024 CUNNINGHAM RANDY L	2017-04-04			
2025 CUNNINGHAM RANDY L	2017-04-04	CAMPBELLS 2ND PT OL 23-24		
616 CHESTNUT ST	1WD	2.10A		
FOREST OH 45843	\$555,000			

Eff Rate:-	43.17	40.56	40.99	40.97	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	402	402	402	402	402
Acres	2.1000	2.1000	2.1000	2.1000	
Land100%	29690	29690	29690	29690	29680
Bldg100%	499540	502000	502000	502000	501990
Totl100%	529230t	531690t	531690t	531690t	531670t
Cauvl00%					
Tax Value:					
Land 35%	10390	10390	10390	10390	10390
Bldg 35%	174840	175700	175700	175700	175700
Totl 35%	185230t	186090t	186090t	186090t	186080t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	7995.76	7548.68	7628.36	7623.56	
Sp-Asmnt	450.00	454.00	450.00	450.00	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
150	1	2017-04-04	CUNNINGHAM RANDY L	1WD	555000	29690	309140
545	1	2011-12-09	CHB VENTURES LLC	1WD *	6000	31510	536570
544	1	2011-12-09	BOERGER DAVID W	1MD *	1000	31510	536570

Year	Land	Bldg	Total	Net Tax
2021	10390	174840	185230	8295.42
2020	10390	174840	185230	8310.98

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

616 CHESTNUT ST 45843

Neighborhood:	
Code:	2300
Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 APT	24 U	FtxFt	Area	Rate	Grade	Cond	Value	Dpr
2 Paving		18740	45.84	C	1977GD	859040	.45	472470
3 OFFICE		12000	1.50	C	1977AV	18000	.80	3600
4 LAUND/STO		12X22	264	77.84	C	1996GD	20550	.25
		13X24	312	67.33	C	1977GD	21010	.50
site value	acres/	effective	depth	actual	effective	extended	true	
site value	frontage	frontage	depth	factor	rate	value	value	
	1.2900						19350	
	.8100						10330	