

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-010046.0000
E02

RES
2025

sale

Eff Rate:- 40.15 — 34.89 — 35.26 — 35.21 — a/r

2022	RUSSELL RANDY A & SHE	2006-03-03	
2023	RUSSELL RANDY A & SHE	2006-03-03	
2024	RUSSELL RANDY A & SHE	2006-03-03	
2025	RUSSELL RANDY A & SHERI	2006-03-03	CAMPBELLS END OL 22 .541A
	521 GAGE ST		2WD
	FOREST OH 45843		\$62,000

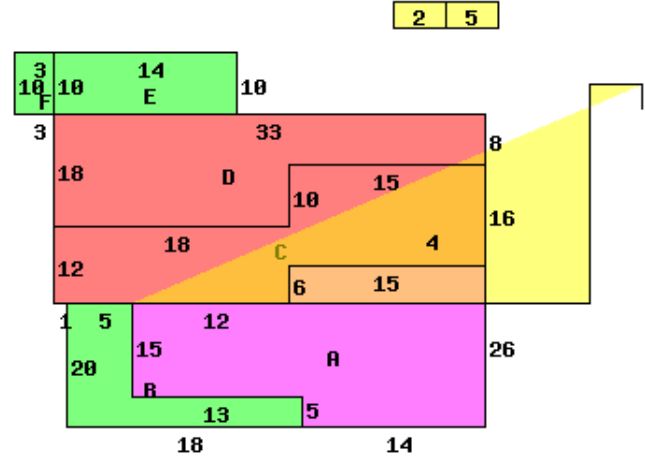
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.5400	.5400	.5400	.5400	
Land100%	9540	10340	10340	10340	10350
Bldg100%	75200	118710	118710	130690	130680
Totl100%	84740t	129060t	129060t	141030t	141030t
Cauv100%					
Tax Value:					
Land 35%	3340	3620	3620	3620	3620
Bldg 35%	26320	41550	41550	45740	45740
Totl 35%	29660t	45170t	45170t	49360t	49360t
Hmstd35%					
Owner Oc				37.98	
Hmstd RB					
Net Tax	1087.84	1436.42	1453.56	1548.10	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		565		b	PORCH
1 B	OFF	P		165	4950	c	ADDTN
1	F	A		456		d	PORCH
	OFF	P		140	4200	e	PORCH
	DK	P		30	450	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
126	2	2006-03-03	RUSSELL RANDY A & SHERI	2WD	62000	7030	62290
653	2	2005-09-28	J P MORGAN CHASE BANK TR	2SH	66000	5690	60290
417	2	2003-07-18	RUNION ROGER E & TINA M	2WD	87700	5690	58710
394	2	2001-08-28	MARTIN KELLY D	2QC *	0	4460	48110
351	2	1989-05-04		2WD	38000	0	26110

Year	Land	Bldg	Total	Net Tax
2021	3340	26320	29660	1180.86
2020	3340	24040	27380	1092.52

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



521 GAGE ST 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1465 115310
	Full Upper	FRAME	565 46520
	Basement		228 4670
	Subtotal		166500
Metal	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	3560
Unfinished Wall	X	Extra Features	9600
Floor/Pine	X X	Total Value	179660
Number of Rooms	1 4 3		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2300
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		24X28	672	D	OLD/FR	12900	.70	4060
4 Shed		10X16	160	D	2022AV	1540	.05	1460
5 Garage	F	20X25	500	C	2024AV	12000	.05	11970
front lot		effective	depth	actual	effective	extended	true	
	acres/	frontage	depth	factor	rate	value	value	
	frontage	115.00	205	113	80	90	10350	10350