JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-010046.0000 RES
E02 2026

## sale

| | | |
|---|---|---|
| 2023 | RUSSELL RANDY A & SHE | 2006-03-03 |
| 2024 | RUSSELL RANDY A & SHE | 2006-03-03 |
| 2025 | RUSSELL RANDY A & SHE | 2006-03-03 |
| 2026 | RUSSELL RANDY A & SHERI | 2006-03-03 CAMPBELLS END OL 22 .541A |
| | 521 GAGE ST | 2WD |
| | | $62,000 |
| | FOREST OH 45843 | |

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

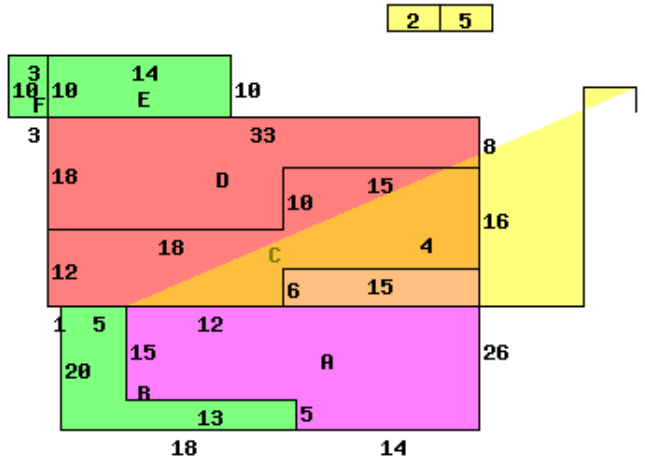
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | .5400 | .5400 | .5400 | .5400 | .5400 | | | |
| Land100% | 10340 | 10340 | 10340 | 10340 | | 10340 | 11970 | 11960 |
| Bldg100% | 118710 | 118710 | 130690 | 130690 | | 130690 | 179910 | 179900 |
| Totl100% | 129060t | 129060t | 141030t | 141030t | | 141030t | 191890t | 191860t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 3620 | 3620 | 3620 | 3620 | | 3620 | 4190 | 4190 |
| Bldg 35% | 41550 | 41550 | 45740 | 45740 | | 45740 | 62970 | 62960 |
| Totl 35% | 45170t | 45170t | 49360t | 49360t | | 49360t | 67160t | 67150t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | 37.98 | 37.98 | 37.98 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1436.42 | 1453.56 | 1548.10 | 1548.10 | 1548.10 | | | |
| Sp-Asmnt | 22.00 | 18.00 | 18.00 | 18.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 | F/C | M | | 565 | | a | *MAIN |
| | OFP | P | | 165 | 4950 | b | PORCH |
| 1 B | F | A | | 456 | | c | ADDTN |
| 1 | F | A | | 444 | | d | ADDTN |
| | OFP | 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 |
|---|---|---|---|---|
| 2022 | 3340 | 26320 | 29660 | 1087.84 |
| 2021 | 3340 | 26320 | 29660 | 1180.86 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1465 | 115310 |
| | Full Upper | FRAME | 565 | 46520 |
| | Basement | | 228 | 4670 |
| | Subtotal | | | 166500 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| 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% | 1.4500 |
| Plumbing | | | |
| Standard | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 F/C | | 2030 | | C | OLD/GD | 179660 | .40 | | 156300 |
| 2 | Garage | | 24X28 | 672 | | D | OLD/FR | 12900 | .70 | | 5610 |
| 4 | Shed | | 10X16 | 160 | | C | 2022AV | 1540 | .05 | | 1460 |
| 5 | Garage | F | 20X25 | 500 | | C | 2024AV | 12000 | .05 | | 16530 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 115.00 | 205 | 113 | 92 | 104 | 11960 | 11960 |

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