JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-010053.0000 RES
E04 2026

sale

2023	NEWELL KEITH R & DAWN	2016-10-26
2024	NEWELL KEITH R & DAWN	2016-10-26
2025	NEWELL KEITH R & DAWN	2016-10-26
2026	NEWELL KEITH R & DAWN R	2016-10-26 JOHN CAMPBELL'S 2ND .685A
	523 W GAGE ST	1SD
		$230,000
	FOREST OH 45843	

Orig Tax Year 1998
Parent: 23-010008.0000

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	.6850	.6850	.6850	.6850	.6850			
Land100%	13140	13140	13140	13140		13140	15170	15180
Bldg100%	245310	245310	245310	245310		245310	338510	338510
Totl100%	258460t	258460t	258460t	258460t		258460t	353690t	353690t
Cauv100%								
Tax Value:								
Land 35%	4600	4600	4600	4600		4600	5310	5310
Bldg 35%	85860	85860	85860	85860		85860	118480	118480
Totl 35%	90460t	90460t	90460t	90460t		90460t	123790t	123790t
Hmstd35%	90280	90280	90230	90230		90230	123560	
Owner Oc	69.68	69.60	69.44	69.44	69.44	hmstd 4600 l	85630 b	
Hmstd RB								
Net Tax	2806.96	2841.40	2837.32	2837.32	2837.32			
Sp-Asmnt	26.00	18.00	18.00	18.00				

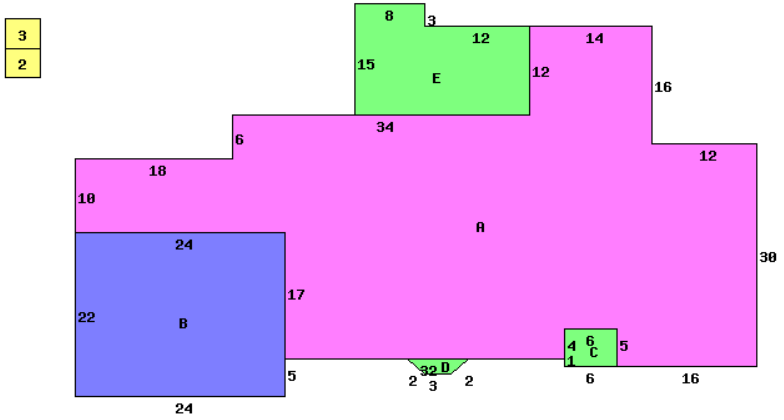
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2170		a	*MAIN
	F F	G		528	15330	b	GRAGE
	OMP	P		30	1050	c	PORCH
	BAY	P		10	380	d	PORCH
	DK	P		264	3960	e	PORCH

#: 054, L/W
230100540000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
482	1	2016-10-26	NEWELL KEITH R & DAWN R	1SD		230000	8830	162510
436	1	2013-09-20	HUMPHREY RONALD D & CHARO	2WD	*	0	8830	162510
204	1	1997-04-21	HUMPHREY RONALD & CHARLO	1WD		0	0	0

Year	Land	Bldg	Total	Net Tax
2022	4240	73160	77400	2771.78
2021	4240	73160	77400	3007.78

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



523 W GAGE ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height				
Floor Level	Main	FRAME	2170	146520
	Basement		2170	39990
	Subtotal			186510
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D	Air Conditioning	3780
Unfinished Wall	X		Plumbing	2100
Number of Rooms	1	7	Garages and Carports	15330
Bedrooms		3	Extra Features	8230
			Total Value	215950
Central Heat		A		
			PUB PAVED ST/RD	
Central A/C		A		
Plumbing			Neighborhood:	
Standard	1		Code:	2300
Extra 3 Fixture	1		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	DWELLING	1 B F		2170		B	1997VG	280740	.17		337870
2	Shed	*SV	12X16	192			OLD/FR	500			500
3	P	PAT	10X10	100		C	1997AV	300	.55		140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		146.00	205	113	92	104	15180	15180

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

23-010053.0000-v082020R