

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020024.0000
G50

RES
2025

sale

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

2022 THAMES EDDIE F & PEGG	2016-03-15	
2023 THAMES EDDIE F & PEGG	2016-03-15	
2024 THAMES EDDIE F & PEGG	2016-03-15	
2025 THAMES EDDIE F & PEGGY	2016-03-15	SMITHS 1ST W PT 5 1.00A
510 W DIXON ST	2SD	
FOREST OH 45843	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	15690	16910	16910	16910	16920
Bldg100%	121110	139570	139570	139570	139560
Totl100%	136800t	156490t	156490t	156490t	156480t
Cauvl00%					

2026 THAMES EDDIE F & PEGGY	2025-01-06	
510 W DIXON ST	3QC	
FOREST OH 45843		

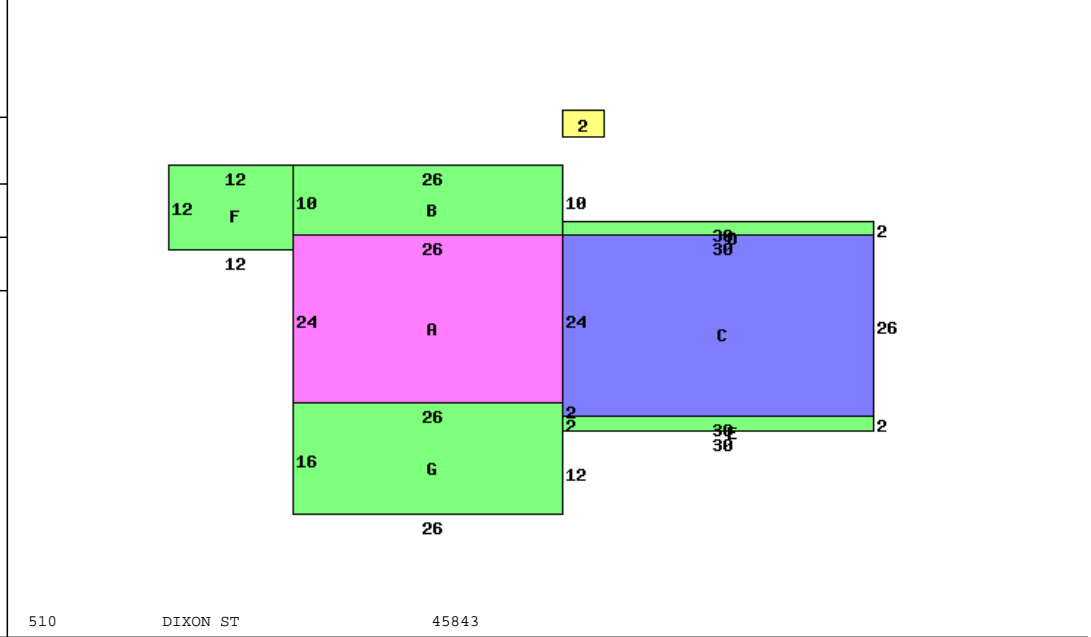
Tax Value:					
Land 35%	5490	5920	5920	5920	5920
Bldg 35%	42390	48850	48850	48850	48850
Totl 35%	47880t	54770t	54770t	54770t	54770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1756.08	1741.70	1762.50	1759.92	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		624		b	PORCH
	EFP	P		260	10400	c	GRAGE
F	F2	G		780	18720	d	PORCH
	OH	P		60	2280	e	PORCH
	DK	P		144	2160	f	PORCH
	PAT	P		416	1250	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
11	3	2025-01-06	THAMES EDDIE F & PEGGY	3QC *	0	16910	139570
109	2	2016-03-15	THAMES EDDIE F & PEGGY	2SD *	0	17460	94740
122	2	2011-03-29	THAMES ED	2QC *	0	14690	89940

Year	Land	Bldg	Total	Net Tax
2021	5490	42390	47880	1906.26
2020	5490	42390	47880	1910.50

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



510 DIXON ST 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME 624 83340
	Full Upper	FRAME 780 57070
	Basement	624 11840
	Subtotal	152250
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	624 sq ft Basement Finish 6880
Panelled Wall	X X	Air Conditioning 3630
Floor/Carpet	X X	Plumbing 2100
Floor/Concrete	X	Garages and Carports 18720
Floor/Tile-Lino	X X	Extra Features 20610
Number of Rooms	1 3 3	Total Value 204190
Bedrooms	1 2	
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 2300
Standard	1	Dwl/Gar/NC% 1.0500
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		2028		C	1976AV	204190	.35		139360
2 Shed	*SV 0	10X16	160			OLD/FR	200			200
front lot	acres/	effective	depth	actual	effective	extended	true			
front lot	frontage	frontage	depth	factor	rate	value	value			
	180.0000	162.00	268	118	80	94	15230			15230
		18.00	268	118	80	94	1690			1690

Call Back:	Sign: PSN Date: 2015-03-18	Lister:	23-020024.0000-v082020R
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