

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020024.0000
G50

RES
2025

sale

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

Eff Rate:-	40.15	34.89	35.26	35.21	a/r
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
Cauv100%					
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 0c					
Hmstd RB					
Net Tax	1756.08	1741.70	1762.50	1759.92	
Sp-Asmnt	18.00	22.00	18.00	18.00	

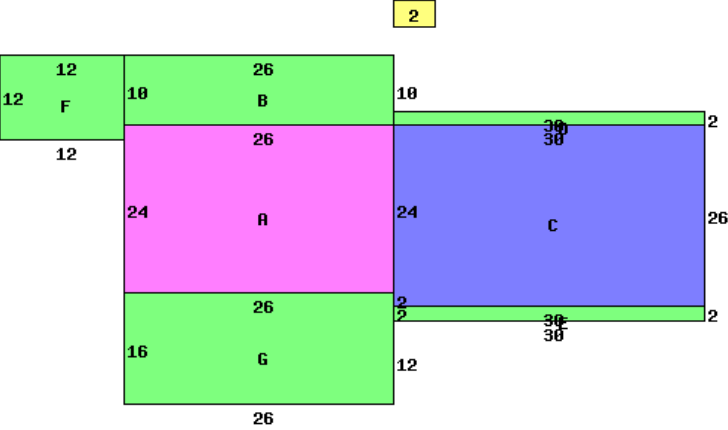
2026 THAMES EDDIE F & PEGGY	2025-01-06
510 W DIXON ST	3QC
FOREST OH 45843	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 624	VALUE 624	a	*MAIN
	FFP	P		260	10400	b	PORCH
F	F2	G		780	18720	c	GRAGE
	OH	P		60	2280	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
109	2	2025-01-06	THAMES EDDIE F & PEGGY	3QC *	0	16910	139570
122	2	2016-03-15	THAMES EDDIE F & PEGGY	2SD *	0	17460	94740
		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

p r o j e c t	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
Plaster/Drywall	X X 624 sq ft
Panelled Wall	X X
Floor/Carpet	X X
Floor/Concrete	X
Floor/Tile-Lino	X X
Number of Rooms	1 3 3
Bedrooms	1 2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
	PUB PAVED ST/RD
	Neighborhood:
	Code: 2300
	Dwl/Gar/NC% 1.0500

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