

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		

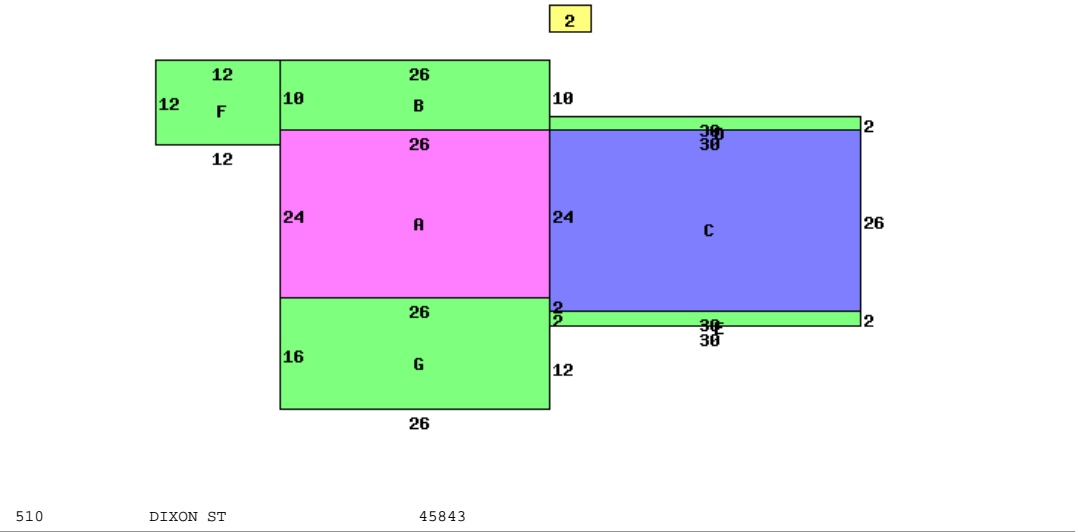
Tax Value:					
Land 35%	5490	5920	5920	5920	5920
Bldg 35%	42390	48850	48850	48850	48850
Totl 35%	47880t	54770t	54770t	54770t	54770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1756.08	1741.70	1762.50	1759.92	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		624			
	FFP	P		260	10400	b	PORCH
F	FZ	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
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
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		Neighborhood:
Central A/C	A	Code: 2300
Plumbing		Dwl/Gar/NC% 1.0500
Standard	1	
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	180.0000	frontage	162.00	268	118	80	94	15230	15230	
		18.00	268	118	80	94	1690	1690		