JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020024.0000 RES
G50 2026

sale

2023 THAMES EDDIE F & PEGG	2016-03-15	
2024 THAMES EDDIE F & PEGG	2016-03-15	
2025 THAMES EDDIE F & PEGG	2016-03-15	
2026 THAMES EDDIE F & PEGGY	2016-03-15	SMITHS 1ST W PT 5 1.00A
510 W DIXON ST	2SD	
	$0	
FOREST OH 45843		

2027 THAMES EDDIE F & PEGGY	2025-01-06	
510 W DIXON ST	3QC	
FOREST OH 45843		

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

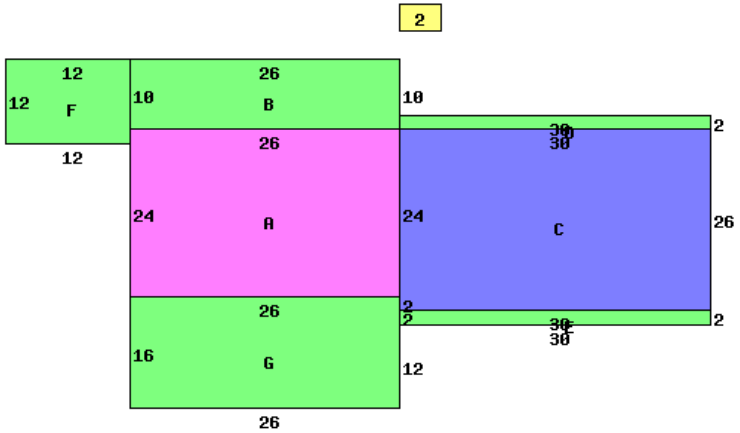
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	16910	16910	16910	16910		16910	19630	19620
Bldg100%	139570	139570	139570	139570		139570	192660	192650
Totl100%	156490t	156490t	156490t	156490t		156490t	212290t	212270t
Cauv100%								
Tax Value:								
Land 35%	5920	5920	5920	5920		5920	6870	6870
Bldg 35%	48850	48850	48850	48850		48850	67430	67430
Totl 35%	54770t	54770t	54770t	54770t		54770t	74300t	74290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1741.70	1762.50	1759.92	1759.92	1759.92			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		624		a	*MAIN
	EFP	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
11	3	2025-01-06	THAMES EDDIE F & PEGGY	CO	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
2022	5490	42390	47880	1756.08
2021	5490	42390	47880	1906.26

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



510 DIXON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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			
			PUB PAVED ST/RD	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	2300
Plumbing			Dwl/Gar/NC%	1.4500
Standard	1			
Extra 3 Fixture	1			

	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		2028		C	1976AV	204190	.35		192450
2	Shed	*SV 0	10X16	160			OLD/FR	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	180.0000	162.00	268	118	92	109	17660	17660
front lot		18.00	268	118	92	109	1960	1960

Call Back: Sign: PSN Date: 2015-03-18 Lister: