JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020043.0000 RES
G55 2026

## sale

| | | |
|---|---|---|
| 2023 BMAR HOLDINGS LLC | 2013-03-29 | |
| 2024 BMAR HOLDINGS LLC | 2013-03-29 | |
| 2025 BMAR HOLDINGS LLC | 2013-03-29 | |
| 2026 BMAR HOLDINGS LLC | 2013-03-29 | PT SMITHS 1ST W 1/2 OL 4 |
| 418 W DIXON ST | 1WD | .54A |
| | $23,700 | |
| FOREST OH 45843 | | |

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

| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | .5400 | .5400 | .5400 | .5400 | .5400 | | | |
| Land100% | 7290 | 7290 | 7290 | 7290 | | 7290 | 8340 | 8330 |
| Bldg100% | 53260 | 53260 | 53260 | 53260 | | 53260 | 73540 | 73530 |
| Totl100% | 60540t | 60540t | 60540t | 60540t | | 60540t | 81890t | 81860t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2550 | 2550 | 2550 | 2550 | | 2550 | 2920 | 2920 |
| Bldg 35% | 18640 | 18640 | 18640 | 18640 | | 18640 | 25740 | 25740 |
| Totl 35% | 21190t | 21190t | 21190t | 21190t | | 21190t | 28660t | 28650t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 673.86 | 681.88 | 680.90 | 680.90 | 680.90 | | | |
| Sp-Asmnt | 22.00 | 18.00 | 18.00 | 18.00 | | | | |

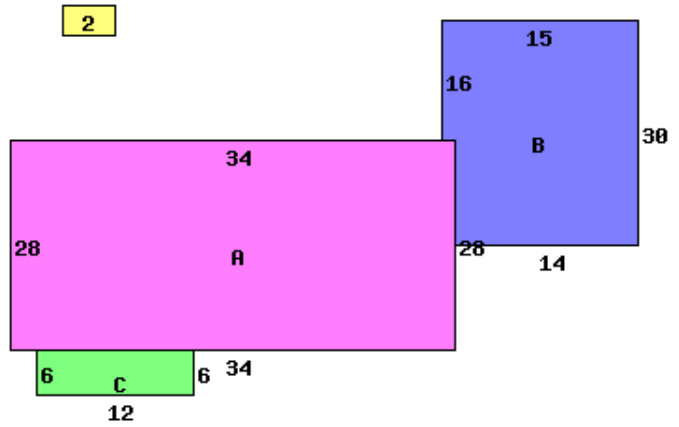
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 952 | | a | *MAIN |
| | F | G | | 436 | 10460 | b | GRAGE |
| | OP | P | | 72 | 2160 | c | PORCH |

L/C MICHAEL SR & CAITLYN LIPPERT 8-25-22 $66,000

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 149 | 1 | 2013-03-29 | BMAR HOLDINGS LLC | 1WD * | 23700 | 7430 | 45460 |
| 32 | 1 | 2013-01-24 | FANNIE MAE | 1SH | 30667 | 7430 | 45460 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2350 | 17070 | 19420 | 712.28 |
| 2021 | 2350 | 17070 | 19420 | 773.18 |

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




418 DIXON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 952 | 99940 |
| | Subtotal | | | 99940 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Garages and Carports | 10460 |
| Panelled Wall | X | Extra Features | 2160 |
| Floor/Hardwood | X | Total Value | 112560 |
| Floor/Carpet | X | | |
| Number of Rooms | 5 | PUB PAVED ST/RD | |
| Bedrooms | 3 | | |
| | | Neighborhood: | |
| Central Heat | A | Code: | 2300 |
| ELECTRIC | | Dwl/Gar/NC% | 1.4500 |
| Plumbing | | | |
| Standard | 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 F/C | | 952 | | D+ | 1958FR | 95680 | .47 | | 73530 |
| 2 | Shed | *PP | 10X12 | 120 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 75.0000 | 75.00 | 315 | 121 | 92 | 111 | 8330 | 8330 |

Call Back: Sign: PSN Date: 2015-03-18 Lister: 23-020043.0000-v082020R