JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020049.0000 RES
G36 2026

sale

2023	KOBER PAUL & ANNETTE	1985-11-27
2024	KOBER PAUL & ANNETTE	1985-11-27
2025	KOBER PAUL & ANNETTE	1985-11-27
2026	KOBER PAUL & ANNETTE	1985-11-27 SMITHS 2ND 1 .46A
	311 SMITH ST	
		$15,000
	FOREST OH 45843	

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

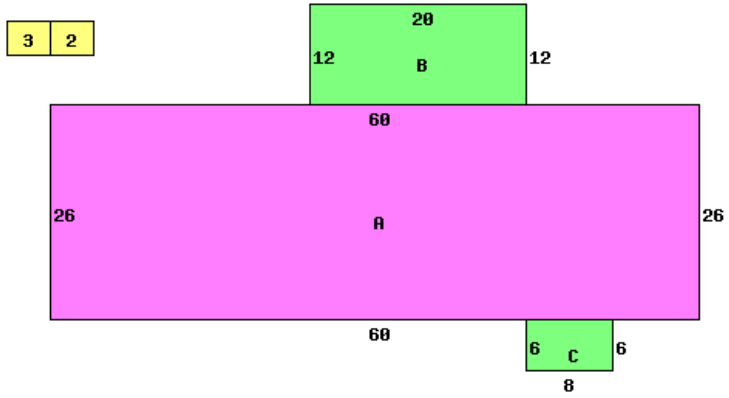
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres	.4600	.4600	.4600	.4600	.4600			
Land100%	10600	10600	10600	10600		10600	12230	12240
Bldg100%	73090	73090	73090	73090		73090	100770	100780
Totl100%	83690t	83690t	83690t	83690t		83690t	113000t	113020t
Cauv100%								
Tax Value:								
Land 35%	3710	3710	3710	3710		3710	4280	4280
Bldg 35%	25580	25580	25580	25580		25580	35270	35270
Totl 35%	29290t	29290t	29290t	29290t		29290t	39550t	39560t
Hmstd35%			29150	29150		29150	39410	
Owner Oc			22.44	22.44	22.44	hmstd 3710 l	25440 b	
Hmstd RB								
Net Tax	931.44	942.54	918.74	918.74	918.74			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1560		a	*MAIN
	DK	P		240	3600	b	PORCH
	DK	P		48	720	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
849	0	1985-11-27		*	15000	0	9710
804	0	1985-11-12		*	14000	0	9710

Year	Land	Bldg	Total	Net Tax
2022	3450	17920	21370	783.78
2021	3450	17920	21370	850.82

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



311 SMITH ST 45843

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1560	122570
	Subtotal			122570
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Extra Features	4320
Floor/Tile-Lino	X	Total Value	128990
Number of Rooms	7		
Bedrooms	3	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	2300
Standard	1	Dwl/Gar/NC%	1.4500
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	MH/REAL	1 F/C	26X60	1560		MHD	2000AV	103190	.22	.20	93370
2	Garage		24X24	576		C	1973AV	13820	.65		7010
3	Lean-To		8X22	176		D	1973AV	1130	.65		400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	136.0000	136.00	146	98	92	90	12240	12240

Call Back: Sign: PSN Date: 2015-03-18 Lister: 23-020049.0000-v082020R