JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020050.0000 RES
G01 2026

sale

2023 MUSGRAVE NORMAN M &	2012-07-09	
2024 MUSGRAVE NORMAN M &	2012-07-09	
2025 HUFFMAN DENISE L	2024-07-03	
2026 HUFFMAN DENISE L	2024-07-03	SMITHS 2ND W PT OL 8
511 W GAGE ST	1QC	
	$0	
FOREST OH 45843		

2027 RISNER JACKIE	2025-07-31	
511 W GAGE ST	1WD	
FOREST OH 45843		

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

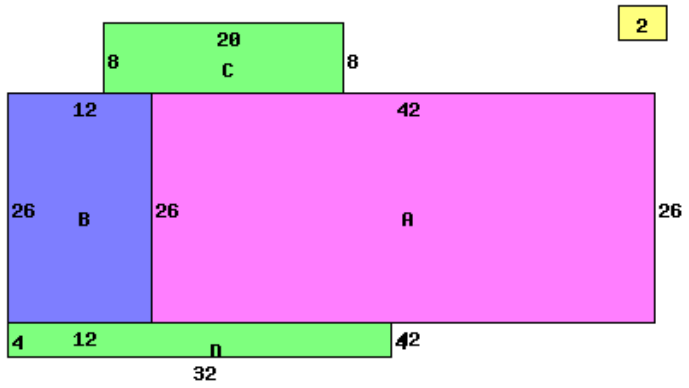
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6060	6060	6060	6060		6060	6940	6950
Bldg100%	72310	72310	72310	72310		72310	99860	99860
Totl100%	78370t	78370t	78370t	78370t		78370t	106800t	106810t
Cauv100%								
Tax Value:								
Land 35%	2120	2120	2120	2120		2120	2430	2430
Bldg 35%	25310	25310	25310	25310		25310	34950	34950
Totl 35%	27430t	27430t	27430t	27430t		27430t	37380t	37380t
Hmstd35%		27430	27430	27430		27430	37380	
Owner Oc	21.18	21.14	21.10	21.10	21.10	hmstd 2120 l 25310 b		
Hmstd RB		307.78	318.32	318.32	318.32			
Net Tax	851.10	553.76	541.98	541.98	541.98			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1092		a	*MAIN
	F	G		312	7490	b	GRAGE
	PAT	P		160	480	c	PORCH
	RFX	P		128	1280	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
341	1	2025-07-31	RISNER JACKIE	1WD		163000	6060	72310
318	1	2024-07-03	HUFFMAN DENISE L	1QC	*	0	6060	72310
302	1	2012-07-09	MUSGRAVE NORMAN M &	1WD		47500	6260	51400
435	1	2011-10-06	HEMMERLY NICKOLAUS L	1WD	*	10500	7200	61540
333	1	2011-08-18	FANNIE MAE	1SH	*	22000	7200	61540
121	1	2005-04-08	HORD CRYSTAL	1QC	*	0	6170	57400
350	1	2004-08-09	HORD CRYSTAL	1QC	*	0	6170	57400
581	1	1998-10-05	KLEMAN CRYSTAL L	1WD		51500	6770	35910
236	1	1996-06-26	HOLLINGER VICKI L	1QC		0	6800	31400

Year	Land	Bldg	Total	Net Tax
2022	1940	18350	20290	726.56
2021	1940	18350	20290	788.42

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



511 W GAGE ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1092	105050
	Subtotal			105050
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2020
Floor/Carpet	X	Plumbing	1400
Floor/Tile-Lino	X	Garages and Carports	7490
Number of Rooms	5	Extra Features	1760
Bedrooms	3	Total Value	117720
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2300
Standard	1	Dwl/Gar/NC%	1.4500
Extra 2 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 F		1092		C-	1971GD	105950	.35		99860
2	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	88.2600	88.00	112	86	92	79	6950	6950

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