

JACKSON TWP  
FOREST CORP

00220

Hardin County, Ohio  
Michael T. Bacon, Auditor

23-020050.0000  
G01

RES  
2025

sale

Eff Rate:- 40.15 — 34.89 — 35.26 — 35.21 — a/r

2022	MUSGRAVE NORMAN M &	2012-07-09	
2023	MUSGRAVE NORMAN M &	2012-07-09	
2024	MUSGRAVE NORMAN M &	2012-07-09	
2025	HUFFMAN DENISE L	2024-07-03	SMITHS 2ND W PT OL 8
	511 W GAGE ST		1QC
	FOREST OH 45843	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	5540	6060	6060	6060	6070
Bldg100%	52430	72310	72310	72310	72310
Totl100%	57970t	78370t	78370t	78370t	78380t
Cauv100%					

2026	RISNER JACKIE	2025-07-31	
	511 W GAGE ST		1WD
	FOREST OH 45843		

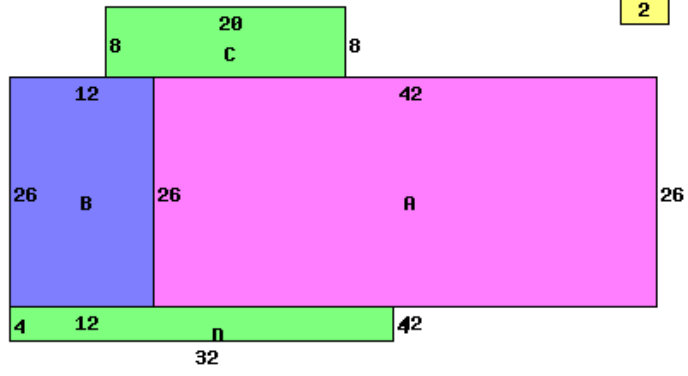
Tax Value:					
Land 35%	1940	2120	2120	2120	2120
Bldg 35%	18350	25310	25310	25310	25310
Totl 35%	20290t	27430t	27430t	27430t	27430t
Hmstd35%					
Owner Oc	17.62	21.18	21.14	21.10	hmstd 2120 1 25310 b
Hmstd RB			307.78	318.32	
Net Tax	726.56	851.10	553.76	541.98	
Sp-Asmnt	18.00	22.00	18.00	18.00	

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
2021	1940	18350	20290	788.42
2020	1940	18350	20290	790.22

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	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1092 105050
	Subtotal		105050
	Metal Roof	GABLE	
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%	1.0500
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F	1092	1092		C-	1971GD	105950	.35		72310
2 Shed	*PP	8X10	80			OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
	88.2600	88.00	112	86	80	6070	6070			