JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-030057.0000 RES
F35 2025

sale

2022	PRICE BARBARA A	2016-09-01
2023	PRICE BARBARA A	2016-09-01
2024	SEELEY THOMAS W TRUST	2023-06-09
2025	SEELEY THOMAS W TRUSTEE	2023-06-09 WISES 10-12
	308 W HUESTON ST	1QC
		$0
	FOREST OH 45843	

2026	SEELEY JOHN P & DEBORAH	2025-09-09
	308 W HUESTON ST	1FD
	FOREST OH 45843	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	11030	12000	12000	12000	12000
Bldg100%	115740	144310	144310	144310	144320
Totl100%	126770t	156310t	156310t	156310t	156320t
Cauv100%					
Tax Value:					
Land 35%	3860	4200	4200	4200	4200
Bldg 35%	40510	50510	50510	50510	50510
Totl 35%	44370t	54710t	54710t	54710t	54710t
Hmstd35%	42330	52130	52130	50520	
Owner Oc	36.74	40.24	40.20	38.88	hmstd 4200 l 46320 b
Hmstd RB	313.34	284.54	307.78	318.32	
Net Tax	1277.28	1415.00	1412.56	1400.78	
Sp-Asmnt	18.00	30.00	18.00	18.00	

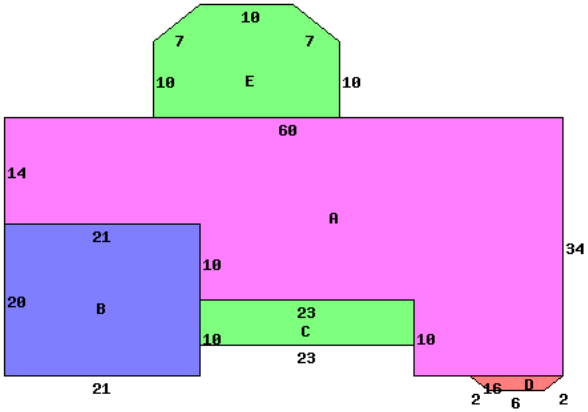
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1390		a	*MAIN
	F	G		420	10080	b	GRAGE
	OFP	P		138	4140	c	PORCH
1	F	A		16		d	ADDTN
	DK	P		275	4130	e	PORCH

#: 058, 059 L/W
230300580000
230300590000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
400	1	2025-09-09	SEELEY JOHN P & DEBORAH	1FD		158175	12000	144310
241	1	2023-06-09	SEELEY THOMAS W TRUSTEE	1QC	*	0	11030	115740
382	1	2016-09-01	PRICE BARBARA A	1WD		7000	12310	0
518	2	2003-09-08	FOREST MASONIC TEMPLE AS	2FD		20000	9460	0
1182	7	1993-11-29	KESSEL LIVING TRUST (ALB	7QC	*	0	0	5310
649	0	1986-08-15			*	6000	0	2000

Year	Land	Bldg	Total	Net Tax
2021	3860	40510	44370	1386.10
2020	3860	40510	44370	1389.16

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



3 2

308 W HUESTON ST 45843

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

			Sq-Ft	Value
Main	FRAME		1406	111160
Subtotal				111160
Roof	GABLE			

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2460
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	10080
Number of Rooms	5	Extra Features	8270
Bedrooms	2	Total Value	134070
Central Heat	A	PUB PAVED ST/RD	
GAS			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2300
Standard	1	Dwl/Gar/NC%	1.0500
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 F		1406		C	2016AV	134070	.06		132330
2	Pole Build		24X32	768		C	2017AV	9220	.20		7380
3	P	OFP	6X32	192		C	2017AV	5760	.20		4610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		150.00	150	100	80	80	12000	12000

Call Back: Sign: PSN Date: 2018-05-21 Lister: 23-030057.0000-v082020R