JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-070027.0000 RES
A48 2026

sale

2023	WBML PROPERTIES LLC	2007-10-04
2024	WBML PROPERTIES LLC	2007-10-04
2025	WBML PROPERTIES LLC	2007-10-04
2026	WBML PROPERTIES LLC	2007-10-04 GAGES 26-27
	308 N MARY ST	1SD
		$5,541
	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%	4800	4800	4800	4800		4800	5510	5520
Bldg100%	63710	63710	63710	63710		63710	88000	87990
Totl100%	68510t	68510t	68510t	68510t		68510t	93510t	93510t
Cauv100%								
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	1930	1930
Bldg 35%	22300	22300	22300	22300		22300	30800	30800
Totl 35%	23980t	23980t	23980t	23980t		23980t	32730t	32730t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	762.56	771.68	770.56	770.56	770.56			
Sp-Asmnt	26.00	18.00	18.00	18.00				

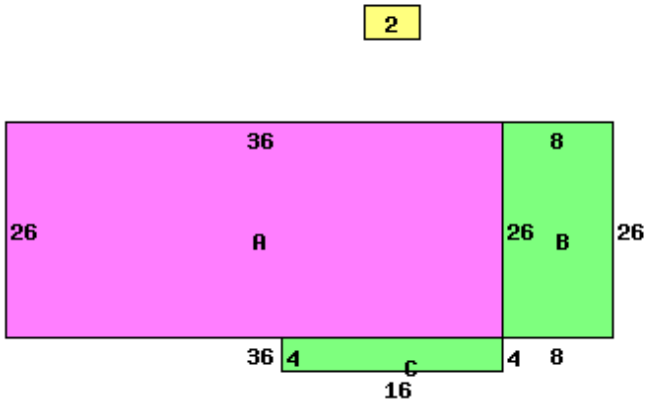
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		936		a	*MAIN
	PAT	P		208	620	b	PORCH
	OFP	P		64	1920	c	PORCH

#: 43 L/W
L/C MONICA D FARTHING 6-9-2015 $55,000
230700430000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
547	1	2007-10-04	WBML PROPERTIES LLC	1SD		5541	3570	42230
496	1	1999-08-24	MC KINLEY DENNIS R	1WD		41000	3230	28140
4	1	1999-01-06	PATTON JOHN E & PAULA J	1FD		25400	3230	28140
846	1	1991-10-18		1UN	*	0	0	25400

Year	Land	Bldg	Total	Net Tax
2022	1540	18420	19960	732.06
2021	1540	18420	19960	794.66

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



308 N MARY ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	936	102510
	Basement		234	4790
	Subtotal			107300
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	2540
Unfinished Wall	X	Total Value	109840
Floor/Hardwood	X		
Floor/Carpet	X	PUB PAVED ST/RD	
Number of Rooms	1 5	PUB ALLEY	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	2300
FORCED AIR		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 B F		936		D+	1964GD	93360	.35		87990
2	Shed	*PP	6X8	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	150	100	92	92	5520	5520

Call Back: Sign: PSN Date: 2015-01-30 Lister:

23-070027.0000-v082020R