JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-080028.0000 RES
A23 2026

sale

2023 CLARK LARRY D & LINDA	1997-10-29	
2024 THEIL CHRISTOPHER F	2023-02-10	
2025 THEIL CHRISTOPHER F	2023-02-10	
2026 THEIL CHRISTOPHER F	2023-02-10	HOTCHKISS PT OL 23 .53A
100 RAILROAD ST	1WD	
	$150,000	
FOREST OH 45843		

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

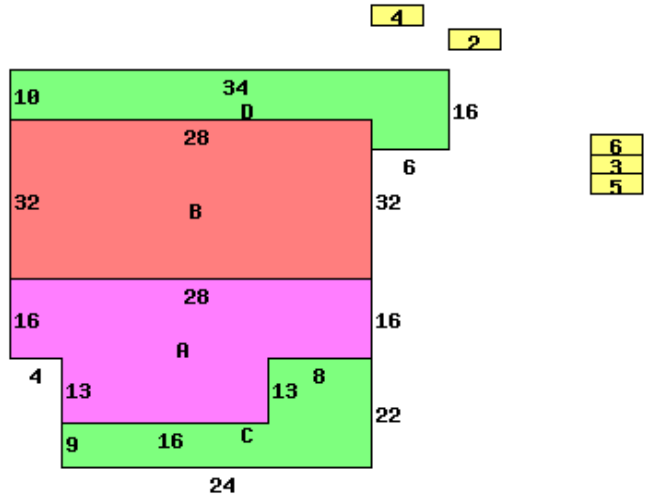
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.5300	.5300	.5300	.5300	.5300			
Land100%	10660	10660	10660	10660		10660	12260	12250
Bldg100%	132800	132800	132800	132800		132800	176890	176880
Totl100%	143460t	143460t	143460t	143460t		143460t	189140t	189130t
Cauv100%								
Tax Value:								
Land 35%	3730	3730	3730	3730		3730	4290	4290
Bldg 35%	46480	46480	46480	46480		46480	61910	61910
Totl 35%	50210t	50210t	50210t	50210t		50210t	66200t	66200t
Hmstd35%			44220	44220		44220	60200	
Owner Oc	37.02		34.04	34.04	34.04	hmstd 3730 l	40490 b	
Hmstd RB								
Net Tax	1559.66	1615.74	1579.36	1579.36	1579.36			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		656		a	*MAIN
1	F/C	A		896		b	ADDTN
	OFP	P		320	9600	c	PORCH
	DK	P		376	5640	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
61	1	2023-02-10	THEIL CHRISTOPHER F	1WD		150000	8940	79800
43	1	2023-02-10	CLARK LINDA C	1AF	*	0	8940	79800
639	1	1997-10-29	CLARK LARRY D & LINDA C	1QC	*	0	5690	25170
1073	1	1994-11-16	CLARK LARRY D ETAL	1WD	*	25000	0	31230
428	1	1989-05-31		1WD		21000	0	28710

Year	Land	Bldg	Total	Net Tax
2022	3130	27930	31060	1113.88
2021	3130	27930	31060	1208.76

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



100 RAILROAD ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1552	121940
	Full Upper	FRAME	656	51000
	Subtotal			172940
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	4010
Panelled Wall	X		Plumbing	4200
Floor/Hardwood	X	X	Extra Features	15240
Number of Rooms	5	3	Total Value	196390
Bedrooms	1	3		
			PUB PAVED ST/RD	
Central Heat	A			
			Neighborhood:	
Central A/C	A		Code:	2300
Plumbing			Dwl/Gar/NC%	1.4500
Standard	1			
Extra 3 Fixture	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2208		C+	OLD/GD	216030	.40	.15	159750
2	Shed	*PP 0	8X14	112			OLD/	0			0
3	Pole Build		24X30	720		C	2016AV	8640	.25		6480
4	Shed	*PP	10X12	120			OLD/	0			0
5	P	RFX	10X30	300		C	2020AV	3000	.15		2550
6	P	OFP	10X30	300		C	2021AV	9000	.10		8100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.5300				17250	17250	12250	12250

Call Back: Sign: PSN Date: 2017-05-05 Lister:

23-080028.0000-v082020R