JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-090012.0000 RES
C32 2026

sale

2023	WATKINS BETH ANNE	1999-03-26
2024	WATKINS BETH ANNE	1999-03-26
2025	WATKINS BETH ANNE	1999-03-26
2026	WATKINS BETH ANNE	1999-03-26 P-H PT TRACT 4 OL 7
	610 S PATTERSON ST	1WD
		$33,000
	FOREST OH 45843	

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

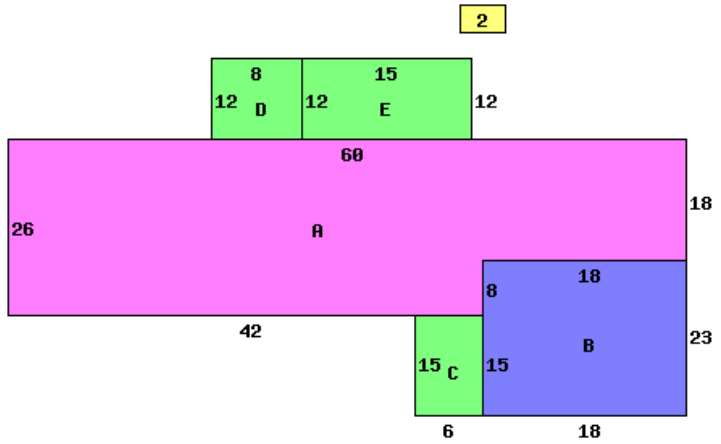
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6570	6570	6570	6570		6570	7600	7600
Bldg100%	89060	89060	89060	89060		89060	123000	122990
Totl100%	95630t	95630t	95630t	95630t		95630t	130600t	130590t
Cauv100%								
Tax Value:								
Land 35%	2300	2300	2300	2300		2300	2660	2660
Bldg 35%	31170	31170	31170	31170		31170	43050	43050
Totl 35%	33470t	33470t	33470t	33470t		33470t	45710t	45710t
Hmstd35%				33470		33470	33470	
Owner Oc		25.80	25.76	25.76	25.76	hmstd 2300 l	31170 b	
Hmstd RB		307.78	318.32	318.32	318.32			
Net Tax	1064.36	743.48	731.40	731.40	731.40			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1416		a	*MAIN
	F	G		414	9940	b	GRAGE
	OFP	P		90	2700	c	PORCH
	DK	P		96	1440	d	PORCH
	EFP	P		180	7200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
147	1	1999-03-26	WATKINS BETH ANNE	1WD		33000	4970	39230
118	1	1999-03-26	FRECH CAROLYN ELAINE ET	1CT	*	0	4970	39230
175	1	1998-04-16	SNIDER SUE H	1CT	*	0	4970	39230

Year	Land	Bldg	Total	Net Tax
2022	2120	25260	27380	1004.22
2021	2120	25260	27380	1090.08

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



610 S PATTERSON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1416	111950
	Subtotal			111950
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Floor/Hardwood	X	Garages and Carports	9940
Floor/Carpet	X	Extra Features	11340
Number of Rooms	6	Total Value	134630
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		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/C		1416		C	1962GD	134630	.37		122990
2	Shed	*PP 0	8X10	80			1962FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	79.9800	80.00	160	103	92	95	7600	7600

Call Back: Sign: PSN Date: 2014-11-20 Lister:

23-090012.0000-v082020R