

JACKSON TWP  
FOREST CORP

00220

Hardin County, Ohio  
Michael T. Bacon, Auditor

23-090028.0000  
F83.02

COM  
2023

sale

2020 ARC DGFSTOHOOL LLC	2011-12-13	
2021 ARC DGFSTOHOOL LLC	2011-12-13	
2022 ARC DGFSTOHOOL LLC	2011-12-13	
2023 ARC DGFSTOHOOL LLC	2011-12-13	PT NE4 SE4 S7 1.456A
704 S MADRIVER ST		1WD
FOREST OH 45843	\$938,650	04.1-03-09-028

Eff Rate:-	44.87	44.78	43.17	40.56	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	420	420	420	420	420
Acres	1.4560	1.4560	1.4560	1.4560	
Land100%	17060	17060	17060	17310	17300
Bldg100%	354200	354200	354200	375460	375470
Totl100%	371260t	371260t	371260t	392770t	392770t
Cauv100%					
Tax Value:					
Land 35%	5970	5970	5970	6060	6060
Bldg 35%	123970	123970	123970	131410	131410
Totl 35%	129940t	129940t	129940t	137470t	137470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5830.20	5819.30	5609.10	5576.44	
Sp-Asmnt	480.00	480.00	480.00	484.00	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
558	1	2011-12-13	ARC DGFSTOHOOL LLC	1WD	938650	21830	333600
Year	Land	Bldg	Total	Net Tax			
2019	5970	123970	129940	5861.24			
2018	5970	123970	129940	5803.14			
p r o j e c t				ben acres	/	%	factor
500	HARDIN COUNTY LANDFILL			XA/2023			
921	BLANCHARD RIVER MAINT			XA/2023			

**1**

704 S MADRIVER ST 45843

PUB PAVED ST/RD  
Neighborhood:  
Code: 2300  
Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DISCOUNT		FtxFt	9082	49.51	C	2010AV	449650	.20	Dpr	359720
2 Paving			15000	1.50	C	2010AV	22500	.30	Dpr	15750
site value	acres/	effective	depth	actual	effective	extended	true			
site value	frontage	frontage	depth	factor	rate	rate	value	value		
	1.0000						15000	15000		
	.4560				5000		2300	2300		