

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-090028.0000
F83.02

COM
2025

sale

2022 ARC DGFSTOHOOL LLC	2011-12-13
2023 ARC DGFSTOHOOL LLC	2011-12-13
2024 ARC DGFSTOHOOL LLC	2011-12-13
2025 ARC DGFSTOHOOL LLC	2011-12-13 PT NE4 SE4 S7 1.456A
704 S MADRIVER ST	1WD
FOREST OH 45843	\$938,650

Eff Rate:-	43.17	40.56	40.99	40.97	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres	1.4560	1.4560	1.4560	1.4560	
Land100%	17060	17310	17310	17310	17300
Bldg100%	354200	375460	375460	375460	375470
Totl100%	371260t	392770t	392770t	392770t	392770t
Cauvl00%					
Tax Value:					
Land 35%	5970	6060	6060	6060	6060
Bldg 35%	123970	131410	131410	131410	131410
Totl 35%	129940t	137470t	137470t	137470t	137470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5609.10	5576.44	5635.28	5631.74	
Sp-Asmnt	480.00	484.00	480.00	480.00	

Orig Tax Year 2011
Parent: 20-150023.0000

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				
2021	5970	123970	129940	5819.30				
2020	5970	123970	129940	5830.20				
p r o j e c t					ben acres	/	%	factor
500	HARDIN COUNTY LANDFILL			XA/2025				
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	2300		