JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-090028.0000 COM
F83.02 2026

sale

2023 ARC DGFSTOHOOL LLC	2011-12-13	
2024 ARC DGFSTOHOOL LLC	2011-12-13	
2025 ARC DGFSTOHOOL LLC	2011-12-13	
2026 ARC DGFSTOHOOL LLC	2011-12-13 PT NE4 SE4 S7 1.456A	
704 S MADRIVER ST	1WD	
	$938,650	
FOREST OH 45843		

Orig Tax Year 2011
Parent: 20-150023.0000

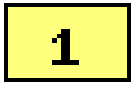
Eff Rate:– 40.56 — 40.99 — 40.97 — 40.97 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	420	420	420
Acres	1.4560	1.4560	1.4560	1.4560			
Land100%	17310	17310	17310	17310	17310	20770	20760
Bldg100%	375460	375460	375460	375460	375460	450570	450560
Totl100%	392770t	392770t	392770t	392770t	392770t	471340t	471320t
Cauv100%							
Tax Value:							
Land 35%	6060	6060	6060	6060	6060	7270	7270
Bldg 35%	131410	131410	131410	131410	131410	157700	157700
Totl 35%	137470t	137470t	137470t	137470t	137470t	164970t	164960t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	5576.44	5635.28	5631.74	5631.74			
Sp-Asmnt	484.00	480.00	480.00	480.00			

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
2022	5970	123970	129940	5609.10
2021	5970	123970	129940	5819.30

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



704 S MADRIVER ST 45843

PUB PAVED ST/RD

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DISCOUNT			9082	59.41	C	2010AV	449650	.20		431660
2	Paving			15000	1.80	C	2010AV	22500	.30		18900

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000						15000	18000
site value	.4560				5000		2300	2760

Call Back: Sign: PSN Date: 2015-02-16 Lister: