JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100050.0000 RES
G89 2026

sale

2023 MORRIS BRANDON G & RA	2022-11-16	
2024 MORRIS BRANDON G & RA	2022-11-16	
2025 LOANDEPOT COM LLC	2024-12-19	
2026 LOANDEPOT COM LLC	2024-12-19	BLK 14 9
109 S DAVIS ST	1SH	
	$98,056	
FOREST OH 45843		

2027 BROWN JACOB D	2025-11-03	
109 S DAVIS ST	1WD	
FOREST OH 45843		

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

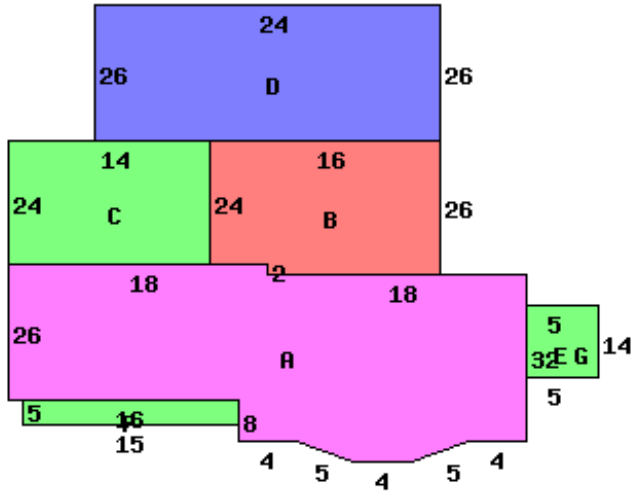
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4000	4000	4000	4000		4000	4600	4600
Bldg100%	80200	80200	80200	80200		80200	110740	110740
Totl100%	84200t	84200t	84200t	84200t		84200t	115340t	115340t
Cauv100%								
Tax Value:								
Land 35%	1400	1400	1400	1400		1400	1610	1610
Bldg 35%	28070	28070	28070	28070		28070	38760	38760
Totl 35%	29470t	29470t	29470t	29470t		29470t	40370t	40370t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	937.16	948.34	946.96	946.96	946.96			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	B/C	M		1092		a	*MAIN
1	B/C	A		408		b	ADDTN
	PAT	P		336	1010	c	PORCH
	F2	G		624	14980	d	GRAGE
	CAN	P		70	560	e	PORCH
	OFP	P		75	2250	f	PORCH
	DK	P		70	1050	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
492	1	2025-11-03	BROWN JACOB D	1WD		65000	4000	80200
173	1	2025-04-11	SECRETARY OF HOUSING &	1WD	*	0	4000	80200
566	1	2024-12-19	LOANDEPOT COM LLC	1SH		98056	4000	80200
605	1	2022-11-16	MORRIS BRANDON G & RANDI	1SD		87500	3690	83940
195	1	2006-04-03	LEIGHTEY PHILIP E	1WD		53500	3970	63940
967	1	1995-10-05	WITHROW KENNETH M & JENN	1WD		56900	4000	42800
603	1	1993-07-08	MCKEE COLLEEN	1QC	*	0	0	38510
933	0	1986-11-07			*	34000	0	32400

Year	Land	Bldg	Total	Net Tax
2022	1290	29380	30670	1124.90
2021	1290	29380	30670	1221.06

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



109 S DAVIS ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1500	129890
	Full Upper	BRICK	1092	69410
	Subtotal			199300
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	P	Heating	-3040
Panelled Wall	X		Plumbing	2100
Floor/Pine	X	X	Garages and Carports	14980
Floor/Carpet	X	X	Extra Features	4870
Number of Rooms	4	3	Total Value	218210
Bedrooms		3		
			PUB PAVED ST/RD	
Plumbing			PUB SIDEWALK	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
			Code:	2300
			Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B/C		2592		C	OLD/FR	218210	.65		110740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	92	92	4600	4600

Call Back: Sign: PSN Date: 2015-03-18 Lister: