

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100050.0000
G89

RES
2025

sale

Eff Rate:- 40.15 — 34.89 — 35.26 — 35.21 — a/r

| | |
|----------------------------|---------------------|
| 2022 LEIGHTEY PHILIP E | 2006-04-03 |
| 2023 MORRIS BRANDON G & RA | 2022-11-16 |
| 2024 MORRIS BRANDON G & RA | 2022-11-16 |
| 2025 LOANDEPOT COM LLC | 2024-12-19 BLK 14 9 |
| 109 S DAVIS ST | 1SH |
| FOREST OH 45843 | \$98,056 |

| | | | | | | |
|----------|--------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 3690 | 4000 | 4000 | 4000 | 4000 | 4000 |
| Bldg100% | 83940 | 80200 | 80200 | 80200 | 80200 | 80190 |
| Totl100% | 87630t | 84200t | 84200t | 84200t | 84200t | 84190t |
| Cauv100% | | | | | | |

| | |
|--------------------|------------|
| 2026 BROWN JACOB D | 2025-11-03 |
| 109 S DAVIS ST | 1WD |
| FOREST OH 45843 | |

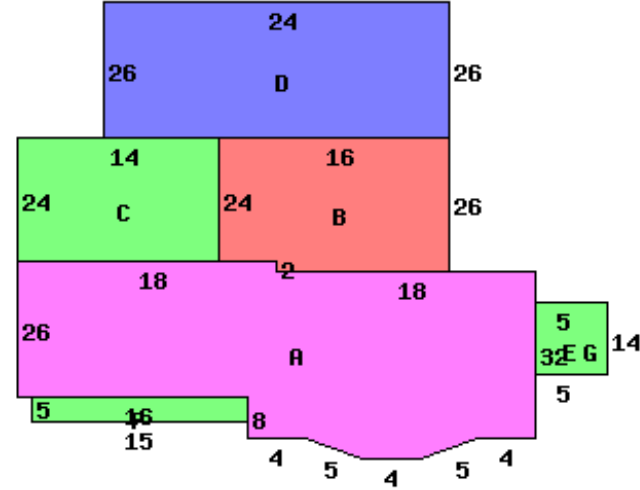
| | | | | | | |
|------------|---------|--------|--------|--------|--------|--------|
| Tax Value: | | | | | | |
| Land 35% | 1290 | 1400 | 1400 | 1400 | 1400 | 1400 |
| Bldg 35% | 29380 | 28070 | 28070 | 28070 | 28070 | 28070 |
| Totl 35% | 30670t | 29470t | 29470t | 29470t | 29470t | 29470t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 1124.90 | 937.16 | 948.34 | 946.96 | 946.96 | |
| Sp-Asmnt | 18.00 | 22.00 | 18.00 | 18.00 | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 | B/C | M | | 1092 | | | ADDN |
| 1 | B/C | A | | 408 | | | PORCH |
| | PAT | P | | 336 | 1010 | | GRAGE |
| | F2 | G | | 624 | 14980 | | PORCH |
| | CAN | P | | 70 | 560 | | PORCH |
| | OFF | P | | 75 | 2250 | | PORCH |
| | DK | P | | 70 | 1050 | | 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 |
|------|------|-------|-------|---------|
| 2021 | 1290 | 29380 | 30670 | 1221.06 |
| 2020 | 1290 | 29380 | 30670 | 1223.78 |

| 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 | |
|---------------------------|------------|------------------------|-------------|
| Story Height | 2 | Sq-Ft | Value |
| 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 | | |
| Plumbing | | PUB PAVED ST/RD | |
| Standard | 1 | PUB SIDEWALK | |
| Extra 3 Fixture | 1 | Neighborhood: | |
| | | Code: | 2300 |
| | | Dwl/Gar/NC% | 1.0500 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|
| 1 DWELLING | 2 B/C | | | | | Dpr Dpr | Value |
| | | FtxFt | Area | Grade | Cond | Value | 80190 |
| | | 2592 | | C | OLD/FR | 218210 | |
| | acres/ | effective | depth | actual | effective | extended | true |
| front lot | frontage | frontage | depth | rate | rate | value | value |
| | | 50.00 | 150 | 100 | 80 | 80 | 4000 |
| | | | | | | | 4000 |

Call Back:

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

23-100050.0000-v082020R