JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100065.0000 RES
G95 2026

sale

2023 MELROY SCOTT	2004-03-22	
2024 MELROY SCOTT	2004-03-22	
2025 MELROY SCOTT	2004-03-22	
2026 MELROY SCOTT	2004-03-22	BLK 18 1-2
109 W DIXON ST	1WD	
	$56,650	
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%	8090	8090	8090	8090		8090	9290	9290
Bldg100%	87890	87890	87890	87890		87890	121340	121350
Totl100%	95970t	95970t	95970t	95970t		95970t	130630t	130640t
Cauv100%								
Tax Value:								
Land 35%	2830	2830	2830	2830		2830	3250	3250
Bldg 35%	30760	30760	30760	30760		30760	42470	42470
Totl 35%	33590t	33590t	33590t	33590t		33590t	45720t	45720t
Hmstd35%								
Owner Oc			25.84	25.84	25.84			
Hmstd RB								
Net Tax	1068.16	1080.92	1053.50	1053.50	1053.50			
Sp-Asmnt	26.00	18.00	18.00	18.00				

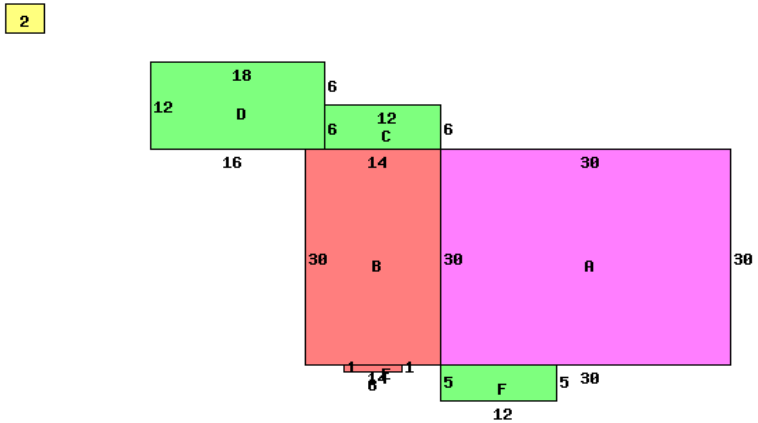
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		900		a	*MAIN
1	F/C	A		420		b	ADDTN
	EFP	P		72	2880	c	PORCH
	PAT	P		216	650	d	PORCH
1	F/C	A		6		e	ADDTN
	OFP	P		60	1800	f	PORCH

#: 66, L/W
231000660000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
148	1	2004-03-22	MELROY SCOTT	1WD	56650	9090	46600
507	1	2003-11-03	TINSMAN SALLY J	1CT *	0	9090	46600

Year	Land	Bldg	Total	Net Tax
2022	2600	23390	25990	953.24
2021	2600	23390	25990	1034.74

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



109 W DIXON ST 45843

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1326	106280
	Full Upper	FRAME	900	61450
	Basement		675	12790
	Subtotal			180520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall		X	
Unfinished Wall	X		
Floor/Pine		X	X
Floor/Carpet		X	X
Number of Rooms	1	6	4
Bedrooms			4
Central Heat			A
FORCED AIR			
Central A/C			A
Plumbing			
Standard	1		

Air Conditioning	3930
Extra Features	5330
Total Value	189780
PUB PAVED ST/RD	
PUB SIDEWALK	
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 F		2226		C-	OLD/VG	170800	.30	.30	121350
2	Shed	*NV 0	10X14	140			OLD/PR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	80.0000	101.00	150	100	92	92	9290	9290

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