

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100067.0000
G97

RES
2025

sale

2022	MELROY SCOTT & REBECC	2020-03-17
2023	MELROY SCOTT & REBECC	2020-03-17
2024	MELROY SCOTT & REBECC	2020-03-17
2025	MCCOY ERIS	2024-07-22 BLK 18 3
	208 S MADRIVER ST	1WD
	FOREST OH 45843	\$37,100

Eff Rate:-	40.15	34.89	35.26	35.21	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	4310	4310	4310	4300
Bldg100%	51630	62710	62710	62710	62700
Totl100%	55570t	67030t	67030t	67030t	67000t
Cauv100%					
Tax Value:					
Land 35%	1380	1510	1510	1510	1510
Bldg 35%	18070	21950	21950	21950	21950
Totl 35%	19450t	23460t	23460t	23460t	23450t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	713.38	746.02	754.94	753.84	
Sp-Asmnt	18.00	22.00	18.00	18.00	

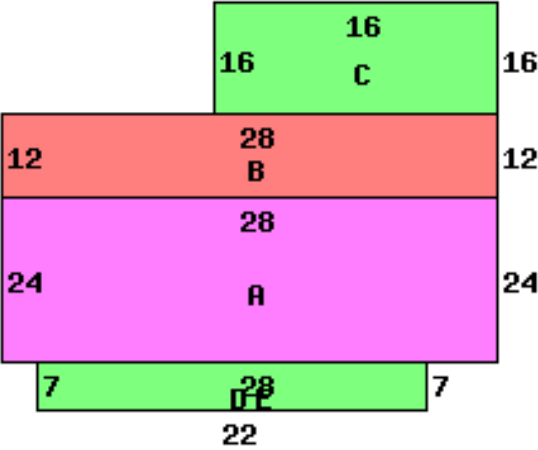
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		672		a	*MAIN
1	F/C	A		336		b	ADDTN
	DK	P		256	3840	c	PORCH
	CAN	P		154	1230	d	PORCH
	DK	P		154	2310	e	PORCH

12-18-2012 Property is NOT tied into the new separated sanitary sewer system. Upgrades will need to be made (per EPA specs) before any service will be restored to the property. Contact the Village of Forest at 419-273-2500.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
291	1	2024-07-22	MCCOY ERIS	1WD	37100	4310	62710
115	1	2020-03-17	MELROY SCOTT & REBECCA	1SH *	0	3740	40540
368	1	2007-07-19	MOORE CONSTRUCTION INC	1WD	12000	4800	46290
80	1	2006-02-13	BROOKVIEW REHAB FUNDING	1SH	25200	4800	46290
647	1	2003-11-07	TERRA INDUSTRIES INC	1WD	27000	4340	45060
467	1	1998-08-13	ELLCESSOR LOUIS G & KARE	1SD	26500	4800	22510
421	1	1997-07-25	AVCO FINANCIAL SERVICES	1SD	27200	4800	22510

Year	Land	Bldg	Total	Net Tax
2021	1380	18070	19450	774.38
2020	1380	18070	19450	776.08

p r o j e c t		ben acres	/ %	factor
597	MISC - VILLAGE OF FOREST			XA/2015
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023



208 S MAD RIVER ST 45843

Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1T			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1008	101460	1 DWELLING	1T F/C	FtxFt	1680	Rate	C-	Cond	Value	Dpr	Dpr	Value
		Part Upper	FRAME	672	38590								132690	.55		62700
		Subtotal			140050											
Metal		Roof	GABLE			front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			
	B 1 2 U A							50.00	173	107	80	86	4300			4300
Plaster/Drywall		X X			7380											
Floor/Pine		X X			147430											
Floor/Carpet		X														
Number of Rooms		6 3														
Bedrooms		1 3														
Central Heat		A														
FORCED AIR																
Plumbing																
Standard	1				2300											
					1.0500											