

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100067.0000
G97

RES
2025

sale

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

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	LWD	\$37,100
FOREST OH 45843		

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

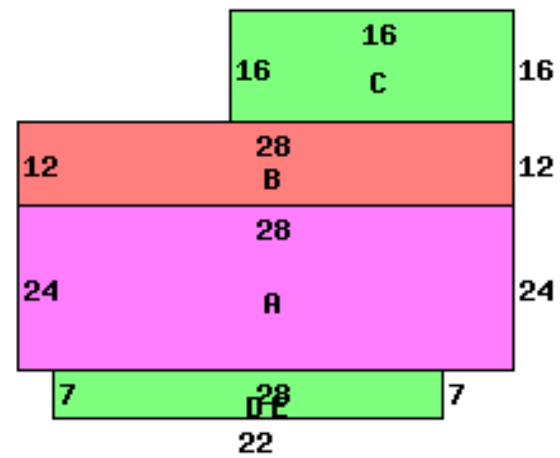
SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		672		b	ADDTN
1	F/C	A		336		c	PORCH
	DK	P		256	3840	d	PORCH
	CAN	P		154	1230	e	PORCH
	DK	P		154	2310		

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:blgd
291	1	2024-07-22	MCCOY ERIS	LWD	37100	4310	62710
115	1	2020-03-17	MELROY SCOTT & REBECCA	LSH *	0	3740	40540
368	1	2007-07-19	MOORE CONSTRUCTION INC	LWD	12000	4800	46290
80	1	2006-02-13	BROOKVIEW REHAB FUNDING	LSH	25200	4800	46290
647	1	2003-11-07	TERRA INDUSTRIES INC	LWD	27000	4340	45060
467	1	1998-08-13	ELLCESSOR LOUIS G & KARE	LSD	26500	4800	22510
421	1	1997-07-25	AVCO FINANCIAL SERVICES	LSD	27200	4800	22510

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

Project	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
Floor Level		
Main	FRAME	1008 101460
Part Upper	FRAME	672 38590
Subtotal		140050
Metal	Roof	GABLE
Plaster/Drywall	X X	Extra Features 7380
Floor/Pine	X X	Total Value 147430
Floor/Carpet	X	
Number of Rooms	6 3	PUB PAVED ST/RD
Bedrooms	1 3	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 2300
Plumbing		Dwl/Gar/NC% 1.0500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C		1680		C-	OLD/AV	.55		62700
front lot	effective	depth	depth	actual	effective	extended	true	value	
	frontage	factor	rate	rate	rate	value	value		
	50.00	173	107	80	86	4300	4300		