JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100067.0000 RES
G97 2026

sale

2023 MELROY SCOTT & REBECC	2020-03-17	
2024 MELROY SCOTT & REBECC	2020-03-17	
2025 MCCOY ERIS	2024-07-22	
2026 MCCOY ERIS	2024-07-22	BLK 18 3
208 S MADRIVER ST	1WD	
	$37,100	
FOREST OH 45843		

2028 CARPENTER BRIAN & KINDR	2026-10-08	
208 S MADRIVER ST	1SD	
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%	4310	4310	4310	4310		4310	4910	4900
Bldg100%	62710	62710	62710	62710		62710	85430	85420
Totl100%	67030t	67030t	67030t	67030t		67030t	90340t	90320t
Cauv100%								
Tax Value:								
Land 35%	1510	1510	1510	1510		1510	1720	1720
Bldg 35%	21950	21950	21950	21950		21950	29900	29900
Totl 35%	23460t	23460t	23460t	23460t		23460t	31620t	31610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	746.02	754.94	753.84	753.84	753.84			
Sp-Asmnt	22.00	18.00	18.00	18.00				

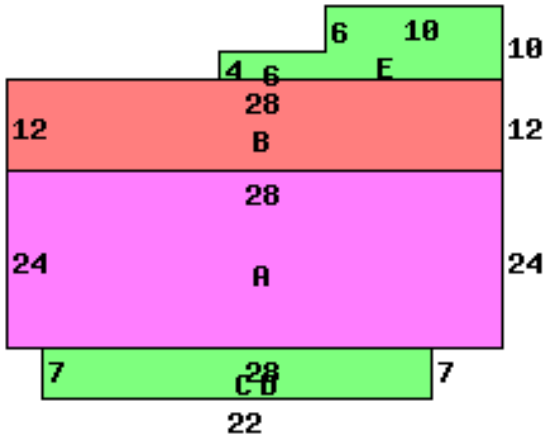
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		672		a	*MAIN
1	F/C	A		336		b	ADDTN
	DK	P		154	2310	c	PORCH
	CAN	P		154	1230	d	PORCH
	DK	P		124	1860	e	PORCH

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
412	1	2026-10-08	CARPENTER BRIAN & KINDRA	1SD	170000	4310	62710
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
2022	1380	18070	19450	713.38
2021	1380	18070	19450	774.38

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1008	101460
	Part Upper	FRAME	672	38590
	Subtotal			140050
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms		6	3		
Bedrooms		1	3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	5400
Total Value	145450
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	1T F/C		1680		C-	OLD/AV	130910	.55		85420

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	173	107	92	98	4900	4900

Call Back: Sign: PSN Date: 2015-03-18 Lister: 23-100067.0000-v082020R