

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100082.0000
F38

COM
2025

sale

| | | | |
|------|------------------------|------------|---------------|
| 2022 | MCBRIDE CLIFFORD L | 2021-09-14 | |
| 2023 | SHIELDS JODY ETAL | 2022-08-15 | |
| 2024 | RAREY FRED F & KAREN | 2023-10-18 | |
| 2025 | RAREY FRED F & KAREN L | 2023-10-18 | BLK 22 1-2 PT |
| | 302 S MAD RIVER ST | | LWD |
| | FOREST OH 45843 | \$35,000 | |

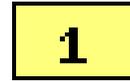
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Eff Rate:- | 43.17 | 40.56 | 40.99 | 40.97 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 420 | 420 | 420 | 420 | 420 |
| Acres | | | | | |
| Land100% | 4490 | 3430 | 3430 | 3430 | 3430 |
| Bldg100% | 25860 | 23710 | 23710 | 23710 | 23700 |
| Totl100% | 30340t | 27140t | 27140t | 27140t | 27130t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1570 | 1200 | 1200 | 1200 | 1200 |
| Bldg 35% | 9050 | 8300 | 8300 | 8300 | 8300 |
| Totl 35% | 10620t | 9500t | 9500t | 9500t | 9500t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 458.44 | 385.36 | 389.44 | 389.20 | |
| Sp-Asmnt | 120.00 | 124.00 | 120.00 | 120.00 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| 444 | 1 | 2023-10-18 | RAREY FRED F & KAREN L | LWD | 35000 | 4490 | 25860 |
| 244 | 1 | 2023-06-23 | CIRCLE R PROPERTIES LLC | LWD | 35000 | 4490 | 25860 |
| 380 | 6 | 2022-08-15 | SHIELDS JODY ETAL | 6AF * | 0 | 4490 | 25860 |
| 402 | 11 | 2021-09-14 | MCBRIDE CLIFFORD L | 11 * | 0 | 4490 | 25860 |
| 952 | 0 | 1986-11-17 | | * | 0 | 0 | 10910 |
| 606 | 0 | 1986-08-01 | | * | 0 | 0 | 10910 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 1570 | 9050 | 10620 | 475.60 |
| 2020 | | | 10620 | 476.50 |

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

302 S MAD RIVER ST 45843



Neighborhood: 2300
Code: 1.0500
Dwl/Gar/NC%

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
|-----------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|---------|---------|------------|
| 1 RETAIL | | FtxFt | 1578 | 58.94 | C | 1929GD | 93010 | .75 | | 23250 |
| 2 Paving | | | 1000 | 1.50 | C | 1992GD | 1500 | .70 | | 450 |
| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | | | true value |
| | | 70.00 | 57 | 61 | 80 | 49 | 3430 | | | 3430 |

Call Back: Sign: PSN Date: 2015-02-16 Lister: 23-100082.0000-v082020R