

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 302 S MAD RIVER ST	2023-10-18 BLK 22 1-2 PT LWD	
	FOREST OH 45843	\$35,000	

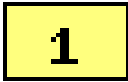
Eff Rate:-	43.17	40.56	40.99	40.97	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres					
Land100%	4490	3430	3430	3430	3430
Bldg100%	25860	23710	23710	23710	23700
Totl100%	30340t	27140t	27140t	27140t	27130t
Cauv100%					
Tax Value:					
Land 35%	1570	1200	1200	1200	1200
Bldg 35%	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	1570	9050	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