JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100082.0000 COM
F38 2026

sale

2023 SHIELDS JODY ETAL	2022-08-15	
2024 RAREY FRED F & KAREN	2023-10-18	
2025 RAREY FRED F & KAREN	2023-10-18	
2026 RAREY FRED F & KAREN L	2023-10-18	BLK 22 1-2 PT
302 S MAD RIVER ST	1WD	
	$35,000	
FOREST OH 45843		

Eff Rate:– 40.56 — 40.99 — 40.97 — 40.97 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	420	420	420
Acres							
Land100%	3430	3430	3430	3430	3430	4110	4120
Bldg100%	23710	23710	23710	23710	23710	28430	28440
Totl100%	27140t	27140t	27140t	27140t	27140t	32540t	32560t
Cauv100%							
Tax Value:							
Land 35%	1200	1200	1200	1200	1200	1440	1440
Bldg 35%	8300	8300	8300	8300	8300	9950	9950
Totl 35%	9500t	9500t	9500t	9500t	9500t	11390t	11400t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	385.36	389.44	389.20	389.20			
Sp-Asmnt	124.00	120.00	120.00	120.00			

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
444	1	2023-10-18	RAREY FRED F & KAREN L	1WD		35000	4490	25860
244	1	2023-06-23	CIRCLE R PROPERTIES LLC	1WD		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
2022	1570	9050	10620	458.44
2021	1570	9050	10620	475.60

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			

1

302 S MAD RIVER ST 45843

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RETAIL			1578	70.72	C	1929GD	93010	.75		27900
2	Paving			1000	1.80	C	1992GD	1500	.70		540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		70.00	57	61	80	49	3430	4120

Call Back: Sign: PSN Date: 2015-02-16 Lister:

23-100082.0000-v082020R