JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100084.0000 COM
F40 2026

sale

2023	SHIELDS JODY ETAL	2022-08-15	
2024	SHIELDS JODY ETAL	2022-08-15	
2025	SHIELDS JODY ETAL	2022-08-15	
2026	SHIELDS JODY ETAL	2022-08-15	BLK 22 LOT 3-5 VAC ALLEY
	310 MAD RIVER ST	6AF	
		$0	
	FOREST OH 45843		

2027	CIRCLE R PROPERTIES LLC	2025-10-30	
	310 MAD RIVER ST	2WD	
	FOREST OH 45843		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	420	420	420	420
Acres								
Land100%	8030	8030	8030	8030	8030	8030	9630	9640
Bldg100%	175140	175140	46490	175140	46490	46490	55770	55780
Totl100%	183170t	183170t	54510t	183170t	54510t	54510t	65400t	65420t
Cauv100%								
Tax Value:								
Land 35%	2810	2810	2810	2810	2810	2810	3370	3370
Bldg 35%	61300	61300	16270	61300	16270	16270	19520	19520
Totl 35%	64110t	64110t	19080t	64110t	19080t	19080t	22890t	22900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2600.60	2628.04	781.66	2626.40	781.66			
Sp-Asmnt	260.00	240.00	240.00	240.00				

231001760000
231001770000
231001780000
231002200000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
483	2	2025-10-30	CIRCLE R PROPERTIES LLC	2WD	75000	8030	175140
380	6	2022-08-15	SHIELDS JODY ETAL	6AF *	0	10570	184770
402	11	2021-09-14	MCBRIDE CLIFFORD L	11 *	0	10570	184770

Year	Land	Bldg	Total	Net Tax
2022	3700	64670	68370	2951.32
2021	3700	64670	68370	3061.92

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

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310 MAD RIVER ST 45843

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	FURNSTORE			12544	54.69	C	1949GD	571760	.70	.75	51460
2	Paving			6000	1.80	C	1992AV	9000	.60		4320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	90.0000	107.00	133	94	80	75	8030	9640

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

Call Back: Sign: PSN Date: 2015-02-16 Lister: 23-100084.0000-v082020R