JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100095.0000 RES
B135 2026

sale

2023 GILLFILLAN R & C J
2024 GILLFILLAN R & C J
2025 GILLFILLAN R & C J
2026 GILLFILLAN R & C J BLK 23 8-9
307 S PATTERSON ST
$0
FOREST OH 45843

2027 BEAVERS JOEL A & LYDIA 2025-06-20
307 S PATTERSON 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%	8000	8000	8000	8000		8000	9200	9200
Bldg100%	97740	97740	97740	97740		97740	134860	134860
Totl100%	105740t	105740t	105740t	105740t		105740t	144060t	144060t
Cauv100%								
Tax Value:								
Land 35%	2800	2800	2800	2800		2800	3220	3220
Bldg 35%	34210	34210	34210	34210		34210	47200	47200
Totl 35%	37010t	37010t	37010t	37010t		37010t	50420t	50420t
Hmstd35%								
Owner Oc	28.56	28.54	28.48	28.48	28.48			
Hmstd RB								
Net Tax	1148.36	1162.44	1160.78	1160.78	1160.78			
Sp-Asmnt	26.00	18.00	18.00	18.00				

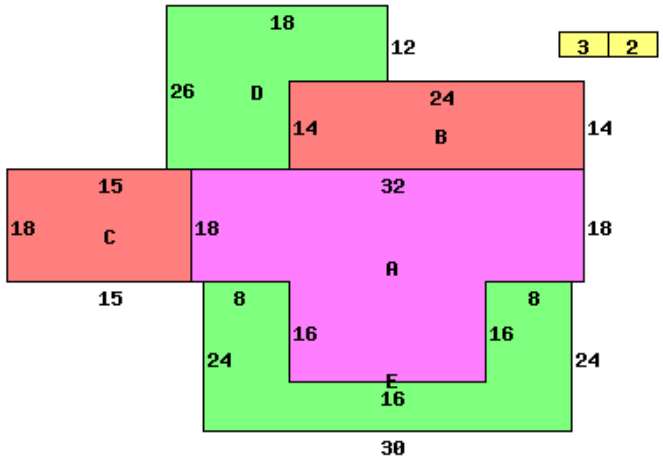
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		832		a	*MAIN
1	F/C	A		336		b	ADDTN
1	F/C	A		270		c	ADDTN
	PAT	P		356	1070	d	PORCH
	OFP	P		464	13920	e	PORCH

#: 96, L/W
231000960000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
258	1	2025-06-20	BEAVERS JOEL A & LYDIA	M 1SD	192500	8000	97740

Year	Land	Bldg	Total	Net Tax
2022	2570	24410	26980	966.12
2021	2570	24410	26980	1048.40

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



307 S PATTERSON ST 45843

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1438	113690
	Part Upper	FRAME	832	36440
	Basement		416	8000
	Subtotal			158130
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D		Fireplaces	2000
Unfinished Wall	X		Plumbing	1400
Floor/Carpet	X X		Extra Features	14990
Number of Rooms	2 5 3		Total Value	176520
Bedrooms	3			
			PUB PAVED ST/RD	
Fireplace			PUB SIDEWALK	
Openings	1			
Stacks	1		Neighborhood:	
Central Heat	A		Code:	2300
FORCED AIR			Dwl/Gar/NC%	1.4500
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2270		C	OLD/GD	176520	.40	.15	130540
2	Garage		24X16	384		C	OLD/FR	9220	.70		4010
3	Lean-To		8X16	128		C	OLD/FR	1020	.70		310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	150	100	92	92	9200	9200

Call Back: Sign: PSN Date: 2015-03-24 Lister:

23-100095.0000-v082020R