JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-100155.0000 RES
C09 2026

sale

2023	WBML PROPERTIES LLC	2021-08-23
2024	WBML PROPERTIES LLC	2021-08-23
2025	WBML PROPERTIES LLC	2021-08-23
2026	WBML PROPERTIES LLC	2021-08-23 BLK 30 10
	509 S PATTERSON ST	1SH
		$36,667
	FOREST OH 45843	

Eff Rate: – 34.89 — 35.26 — 35.21 — 35.21 — a/r

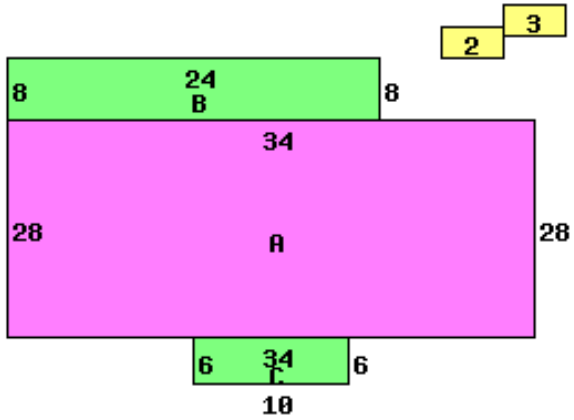
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3830	3830	3830	3830		3830	4430	4420
Bldg100%	62230	62230	62230	62230		62230	85910	85920
Totl100%	66060t	66060t	66060t	66060t		66060t	90340t	90340t
Cauv100%								
Tax Value:								
Land 35%	1340	1340	1340	1340		1340	1550	1550
Bldg 35%	21780	21780	21780	21780		21780	30070	30070
Totl 35%	23120t	23120t	23120t	23120t		23120t	31620t	31620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	735.22	744.00	742.90	742.90	742.90			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		952		a	*MAIN
	DK	P		192	2880	b	PORCH
	OP	P		60	1800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
431	1	2021-08-23	WBML PROPERTIES LLC	1SH	36667	3540	49370
197	1	1998-04-15	CLARK CRAIG L	1WD	46200	4310	16290
1057	0	1986-12-22		*	18000	0	17200

Year	Land	Bldg	Total	Net Tax
2022	1240	17280	18520	663.18
2021	1240	17280	18520	719.64

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



509 S PATTERSON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	952	99940
	Subtotal			99940
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	Extra Features	4680
Floor/Pine	X	Total Value	104620
Floor/Carpet	X		
Number of Rooms	6	PUB PAVED ST/RD	
Bedrooms	2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2300
Plumbing		Dwl/Gar/NC%	1.4500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F		952		D+	1958GD	88930	.37		81240
2	Garage	CB 0	24X16	384		C	OLD/AV	9220	.65		4680
3	Shed	*PP	6X8	48			1999AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	150	100	92	92	4420	4420

Call Back: Sign: PSN Date: 2014-11-20 Lister:

23-100155.0000-v082020R