

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-110044.0000
B34

COM
2025

sale

Eff Rate:- 43.17 — 40.56 — 40.99 — 40.97 — a/r

2022	CONOVER TIMOTHY J & N	1997-05-19	
2023	CONOVER TIMOTHY J & N	1997-05-19	
2024	CONOVER TIMOTHY J & N	1997-05-19	
2025	CONOVER TIMOTHY J & NAN	1997-05-19	BLK 7 W 1/2 3-4
	302 E LIMA ST		LWD
	FOREST OH 45843	\$52,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	455	455	455	455	455
Acres					
Land100%	8510	4940	4940	4940	4950
Bldg100%	24310	46800	46800	46800	46790
Totl100%	32830t	51740t	51740t	51740t	51740t
Cauvl00%					
Tax Value:					
Land 35%	2980	1730	1730	1730	1730
Bldg 35%	8510	16380	16380	16380	16380
Totl 35%	11490t	18110t	18110t	18110t	18110t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	496.00	734.64	742.38	741.90	
Sp-Asmnt	120.00	124.00	120.00	120.00	

2027	DAVIS VALERIE	2026-02-04	
	302 E LIMA ST		LWD
	FOREST OH 45843		

L/C VALERIE DAVIS 4-8-2019 \$72,000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
38	1	2026-02-04	DAVIS VALERIE	LWD	72000	4940	46800
275	1	1997-05-19	CONOVER TIMOTHY J & NANC	LWD	52000	7510	19000
58	1	1996-01-30	THACKER TY N	LWD	34000	7510	19000
941	1	1988-11-16		LWD	25000	0	20710

Year	Land	Bldg	Total	Net Tax
2021	2980	8510	11490	514.58
2020	2980	8510	11490	515.54

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

302 E LIMA ST 45843



Neighborhood:
Code: 2300
Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 COM GAR		50X45	2250	29.77	C	1930FR	66980	.65
2 STORAGE		50X46	2300	29.01	C	1930FR	66720	.65

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		75.00	105	83	80	66	4950	4950