JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-110044.0000 COM
B34 2026

sale

2023	CONOVER TIMOTHY J & N	1997-05-19	
2024	CONOVER TIMOTHY J & N	1997-05-19	
2025	CONOVER TIMOTHY J & N	1997-05-19	
2026	CONOVER TIMOTHY J & NAN	1997-05-19	BLK 7 W 1/2 3-4
	302 E LIMA ST	1WD	
		$52,000	
	FOREST OH 45843		

2028	DAVIS VALERIE	2026-02-04	
	302 E LIMA ST	1WD	
	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	455	455	455	455	455	455	455
Acres							
Land100%	4940	4940	4940	4940	4940	5940	5940
Bldg100%	46800	46800	46800	46800	46800	56140	56150
Totl100%	51740t	51740t	51740t	51740t	51740t	62090t	62090t
Cauv100%							
Tax Value:							
Land 35%	1730	1730	1730	1730	1730	2080	2080
Bldg 35%	16380	16380	16380	16380	16380	19650	19650
Totl 35%	18110t	18110t	18110t	18110t	18110t	21730t	21730t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	734.64	742.38	741.90	741.90			
Sp-Asmnt	124.00	120.00	120.00	120.00			

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	1WD	72000	4940	46800
275	1	1997-05-19	CONOVER TIMOTHY J & NANC	1WD	52000	7510	19000
58	1	1996-01-30	THACKER TY N	1WD	34000	7510	19000
941	1	1988-11-16		1WD	25000	0	20710

Year	Land	Bldg	Total	Net Tax
2022	2980	8510	11490	496.00
2021	2980	8510	11490	514.58

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

1

302 E LIMA 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	COM GAR		50X45	2250	35.72	C	1930FR	66980	.65		28130
2	STORAGE		50X46	2300	34.81	C	1930FR	66720	.65		28020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	105	83	80	66	4950	5940

Call Back: Sign: PSN Date: 2015-03-23 Lister: 23-110044.0000-v082020R