

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120044.0000
B48

RES
2025

sale

Eff Rate:- 40.15 — 34.89 — 35.26 — 35.21 — a/r

| | |
|----------------------------|-----------------------|
| 2022 SPALLINGER TRACY L | 2009-01-22 |
| 2023 SPALLINGER TRACY L | 2009-01-22 |
| 2024 SHOPE JAY J & TIFFANY | 2023-03-14 |
| 2025 SHOPE JAY J & TIFFANY | 2023-03-14 BLK 45 5-6 |
| 309 E DIXON ST | 1SD |
| FOREST OH 45843 | \$325,000 |

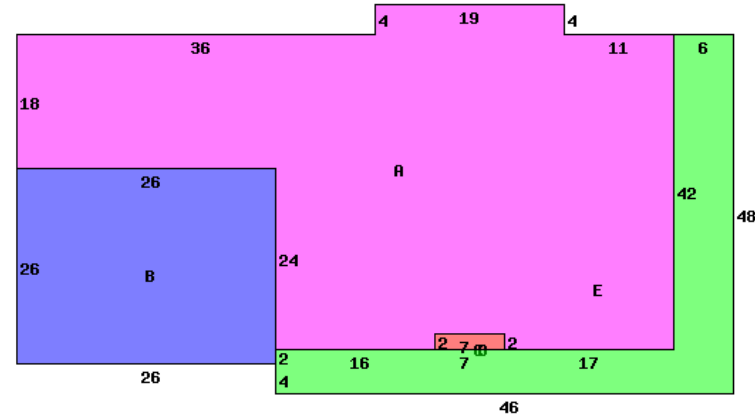
| | | | | | |
|------------|---------|---------|---------|---------|-----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 5510 | 6000 | 6000 | 6000 | 6000 |
| Land100% | 234340 | 340340 | 340340 | 340340 | 340350 |
| Bldg100% | 239860t | 346340t | 346340t | 346340t | 346350t |
| Totl100% | | | | | |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1930 | 2100 | 2100 | 2100 | 2100 |
| Bldg 35% | 82020 | 119120 | 119120 | 119120 | 119120 |
| Totl 35% | 83950t | 121220t | 121220t | 121220t | 121220t |
| Hmstd35% | | | | 121220 | |
| Owner Oc | 72.86 | 93.58 | 93.46 | 93.28 | hmstd 2100 l 119120 b |
| Hmstd RB | | | | | |
| Net Tax | 3006.18 | 3761.22 | 3807.38 | 3801.88 | |
| Sp-Asmnt | 18.00 | 22.00 | 18.00 | 18.00 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 B | F | M | | 2210 | | | |
| | F | G | | 676 | 16220 | b | GRAGE |
| F | F | A | | 14 | | c | ADDTN |
| | OFF | P | | 14 | 420 | d | PORCH |
| | OFF | P | | 528 | 15840 | e | PORCH |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 97 | 1 | 2023-03-14 | SHOPE JAY J & TIFFANY | 1SD | 325000 | 5510 | 234340 |
| 36 | 1 | 2009-01-22 | SPALLINGER TRACY L | LWD | 33000 | 7090 | 74110 |
| 26 | 1 | 2009-01-23 | LASALLE BANK NATIONAL AS | 1QC * | | 7090 | 74110 |
| 216 | 1 | 2008-05-09 | AVELO MORTGAGE LLC | 1SH * | 49000 | 6690 | 70740 |
| 735 | 1 | 2006-12-13 | ADAMS WILLIAM & SANDRA | LWD | 95000 | 6690 | 50770 |
| 289 | 1 | 2006-05-12 | SHARROCK DAVID & DORIS | LWD | 12750 | 6690 | 50770 |
| 680 | 1 | 2005-10-11 | J P MORGAN CHASE BANK TR | 1SH | 28000 | 6090 | 49310 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 1930 | 82020 | 83950 | 3262.12 |
| 2020 | 1930 | 82020 | 83950 | 3269.48 |

| | | | |
|----------------------------|---------|----------------------|--|
| p r o j e c t | | ben acres / % factor | |
| 921 BLANCHARD RIVER MAINT | XA/2023 | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | |



309 E DIXON ST 45843

| | |
|---------------------------|-------------------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 2 | Sq-Ft Value |
| Floor Level | |
| Main | FRAME 2210 147960 |
| Full Upper | FRAME 2224 89290 |
| Basement | 2210 40730 |
| Subtotal | 277980 |
| Shingle | Roof GABLE |
| Plaster/Drywall | D D Air Conditioning 7760 |
| Unfinished Wall | X Plumbing 5600 |
| Floor/Hardwood | X X Garages and Carports 16220 |
| Floor/Carpet | X X Extra Features 16260 |
| Floor/Concrete | X Total Value 323820 |
| Number of Rooms | 1 6 2 |
| Bedrooms | 2 2 PUB PAVED ST/RD PUB SIDEWALK |
| Central Heat | A |
| ELECTRIC | Neighborhood: |
| Central A/C | A Code: 2300 |
| Plumbing | Dwl/Gar/NC% 1.0500 |
| Standard | 1 |
| Extra 3 Fixture | 2 |
| Extra 2 Fixture | 1 |

| | | | | | | | | |
|------------|----------|-----------|--------|-----------|---------|-----------|----------|--------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 2 B F | FtxFt | Area | Grade | Cond | Dpr | Dpr | Value |
| | | | 4434 | C+ | 2012GD | .09 | | 340350 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | rate | factor | factor | rate | rate | value | value |
| | 75.0000 | 75.00 | 150 | 100 | 80 | 80 | 6000 | 6000 |

Call Back:

Sign: PSN Date: 2015-03-23 Lister:

23-120044.0000-v082020R