JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120044.0000 RES
B48 2026

sale

2023 SPALLINGER TRACY L	2009-01-22	
2024 SHOPE JAY J & TIFFANY	2023-03-14	
2025 SHOPE JAY J & TIFFANY	2023-03-14	
2026 SHOPE JAY J & TIFFANY	2023-03-14	BLK 45 5-6
309 E DIXON ST	1SD	
	$325,000	
FOREST OH 45843		

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

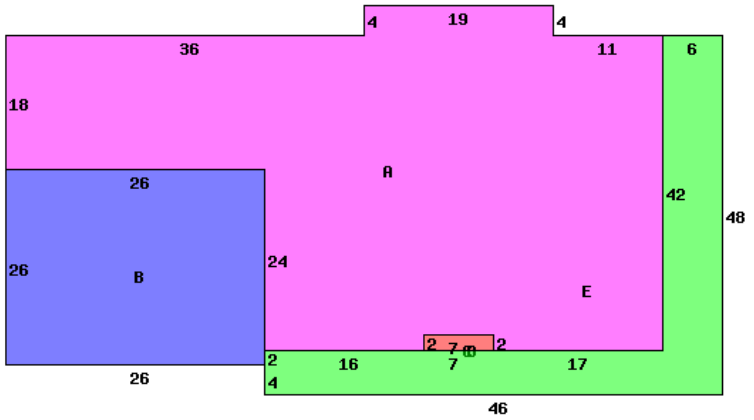
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6000	6000	6000	6000		6000	6910	6900
Bldg100%	340340	340340	340340	340340		340340	470000	470010
Totl100%	346340t	346340t	346340t	346340t		346340t	476910t	476910t
Cauv100%								
Tax Value:								
Land 35%	2100	2100	2100	2100		2100	2420	2420
Bldg 35%	119120	119120	119120	119120		119120	164500	164500
Totl 35%	121220t	121220t	121220t	121220t		121220t	166920t	166920t
Hmstd35%				121220		121220	121220	
Owner Oc	93.58	93.46	93.28	93.28	93.28	hmstd 2100 l 119120 b		
Hmstd RB								
Net Tax	3761.22	3807.38	3801.88	3801.88	3801.88			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		2210		a	*MAIN
	F	G		676	16220	b	GRAGE
F	F	A		14		c	ADDTN
	OFP	P		14	420	d	PORCH
	OFP	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	1WD	*	33000	7090	74110
26	1	2009-01-23	LASALLE BANK NATIONAL AS	1QC	*	0	7090	74110
216	1	2008-05-09	AVELO MORTGAGE LLC	1SH	*	49000	6690	70740
735	1	2006-12-13	ADAMS WILLIAM & SANDRA	1WD		95000	6690	50770
289	1	2006-05-12	SHARROCK DAVID & DORIS	1WD		12750	6690	50770
680	1	2005-10-11	J P MORGAN CHASE BANK TR	1SH		28000	6090	49310

Year	Land	Bldg	Total	Net Tax
2022	1930	82020	83950	3006.18
2021	1930	82020	83950	3262.12

project			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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2210	147960
	Full Upper	FRAME	2224	89290
	Basement		2210	40730
	Subtotal			277980
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Number of Rooms		1	6	2	
Bedrooms		2	2		
Central Heat		A			
ELECTRIC					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	2				
Extra 2 Fixture	1				

Air Conditioning	7760
Plumbing	5600
Garages and Carports	16220
Extra Features	16260
Total Value	323820
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	2300
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		4434		C+	2012GD	356200	.09		470010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	150	100	92	92	6900	6900

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

23-120044.0000-v082020R