

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120045.0000
B57

RES
2023

sale

Eff Rate:- 43.73 — 43.63 — 40.15 — 34.89 — a/r

2020	MANFRE ANTHONY J & CR	2017-08-25	
2021	MANFRE ANTHONY J & CR	2017-08-25	
2022	MANFRE ANTHONY J & CR	2017-08-25	
2023	MANFRE ANTHONY J & CRYST	2017-08-25	BLK 45 7
	312 E ZIMMERMAN ST	LWD	
	FOREST OH 45843	\$64,900	04.1-03-12-045

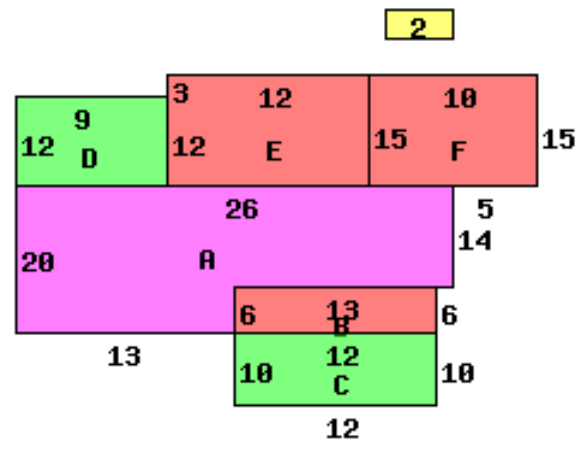
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3690	3690	3690	4000	4000
Bldg100%	40570	40570	40570	63370	63360
Totl100%	44260t	44260t	44260t	67370t	67360t
Cauvl00%					
Tax Value:					
Land 35%	1290	1290	1290	1400	1400
Bldg 35%	14200	14200	14200	22180	22180
Totl 35%	15490t	15490t	15490t	23580t	23580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	618.08	616.70	568.14	749.86	
Sp-Asmnt	18.00	18.00	18.00	22.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		442		a	*MAIN
1	F/C	A		72		b	ADDTN
	PAT	P		120	360	c	PORCH
	EFF	P		108	4320	d	PORCH
1	F/C	A		180		e	ADDTN
1	F	A		150		f	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
408	1	2017-08-25	MANFRE ANTHONY J & CRYSTA	LWD	64900	4110	30170
322	1	2015-08-25	GAMBY REBECCA S	LWD *		4110	30170
486	1	2011-11-02	GAMBY MARK W	LWD	45000	5260	35060
394	1	2002-08-02	MANN S STEPHEN	LWD	47000	4510	26660

Year	Land	Bldg	Total	Net Tax
2019	1230	10960	12190	476.18
2018	1230	10960	12190	454.88

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



312 E ZIMMERMAN ST 45843

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 844 100000
	Part Upper	FRAME 442 24400
	Subtotal	124400
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Heating -620
Panelled Wall	X	Extra Features 4680
Floor/Hardwood	X	Total Value 128460
Floor/Carpet	X X	
Number of Rooms	4 2	PUB PAVED ST/RD
Bedrooms	1 2	PUB SIDEWALK
Central Heat	X	Neighborhood:
FORCED AIR		Code: 2300
Plumbing		Dwl/Gar/NC% 1.0500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		22X16	352	C	OLD/AV	128460	.55	60700
				C	OLD/FR	8450	.70	2660
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		50.00	150	100	80	4000	4000	