JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120045.0000 RES
B57 2026

sale

2023	MANFRE ANTHONY J & CR	2017-08-25
2024	MANFRE ANTHONY J & CR	2017-08-25
2025	MANFRE ANTHONY J & CR	2017-08-25
2026	MANFRE ANTHONY J & CRYS	2017-08-25 BLK 45 7
	312 E ZIMMERMAN ST	1WD
		$64,900
	FOREST OH 45843	

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

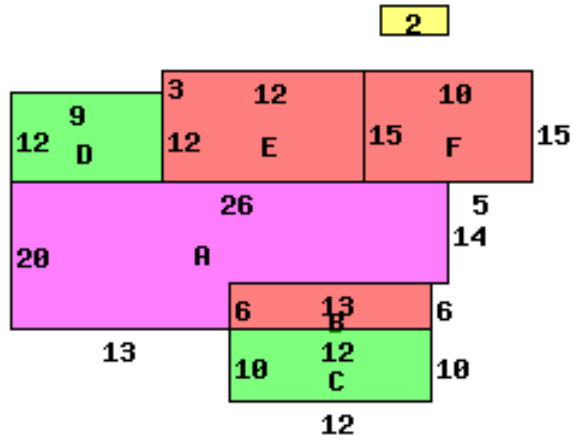
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4000	4000	4000	4000		4000	4600	4600
Bldg100%	63370	63370	63370	63370		63370	87510	87500
Totl100%	67370t	67370t	67370t	67370t		67370t	92110t	92100t
Cauv100%								
Tax Value:								
Land 35%	1400	1400	1400	1400		1400	1610	1610
Bldg 35%	22180	22180	22180	22180		22180	30630	30620
Totl 35%	23580t	23580t	23580t	23580t		23580t	32240t	32230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	749.86	758.82	757.70	757.70	757.70			
Sp-Asmnt	22.00	18.00	18.00	18.00				

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
	EFP	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	1WD		64900	4110	30170
322	1	2015-08-25	GAMBY REBECCAH S	1WD	*	0	4110	30170
486	1	2011-11-02	GAMBY MARK W	1WD		45000	5260	35060
394	1	2002-08-02	MANNS STEPHEN	1WD		47000	4510	26660

Year	Land	Bldg	Total	Net Tax
2022	1290	14200	15490	568.14
2021	1290	14200	15490	616.70

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



312 E ZIMMERMAN ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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%	1.4500
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1286		C	OLD/AV	128460	.55		83820
2	Garage		22X16	352		C	OLD/FR	8450	.70		3680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	92	92	4600	4600

Call Back: Sign: PSN Date: 2015-03-24 Lister:

23-120045.0000-v082020R