JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120071.0000 RES
B59 2024

## sale

| | | |
|---|---|---|
| 2021 | VASSIL THEODORE C & | 2012-04-03 |
| 2022 | VASSIL THEODORE C & | 2012-04-03 |
| 2023 | MANFRE CRYSTAL M & AN | 2022-02-11 |
| 2024 | MANFRE CRYSTAL M & ANTH | 2022-02-11 BLK 49 GORMLEY E 2/3 1-3 |
| | 303 E ZIMMERMAN ST | 1QC |
| | | $0 |
| | FOREST OH 45843 | |

## Eff Rate: – 43.63 — 40.15 — 34.89 — 35.26 — a/r

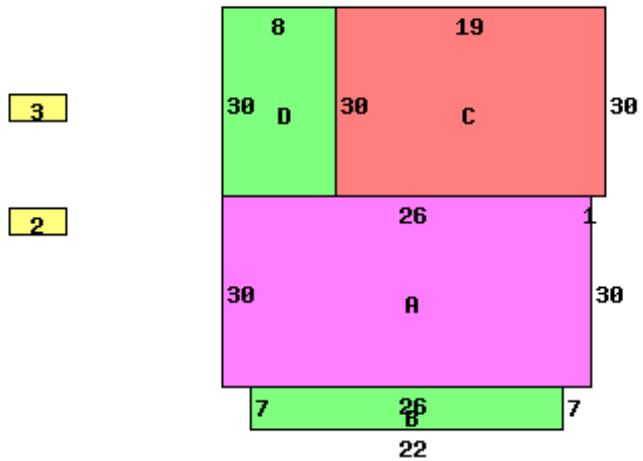
| Tax Year | 2021 | 2022 | 2023 | 2024 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 7340 | 7340 | 8000 | 8000 | 8000 |
| Bldg100% | 64370 | 64370 | 87060 | 87060 | 87060 |
| Totl100% | 71710t | 71710t | 95060t | 95060t | 95060t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2570 | 2570 | 2800 | 2800 | 2800 |
| Bldg 35% | 22530 | 22530 | 30470 | 30470 | 30470 |
| Totl 35% | 25100t | 25100t | 33270t | 33270t | 33270t |
| Hmstd35% | | | | | |
| Owner Oc | 23.98 | 21.78 | 25.68 | 25.66 | |
| Hmstd RB | 339.98 | 313.34 | | | |
| Net Tax | 635.34 | 585.48 | 1032.32 | 1044.96 | |
| Sp-Asmnt | 18.00 | 18.00 | 22.00 | 18.00 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 780 | | a | *MAIN |
| | OFP | P | | 154 | 4620 | b | PORCH |
| 1 | F | A | | 570 | | c | ADDTN |
| | OFP | P | | 240 | 7200 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 83 | 1 | 2022-02-11 | MANFRE CRYSTAL M & ANTHON | 1QC * | 0 | 7340 | 64370 |
| 8 | 1 | 2022-01-05 | MANFRE CRYSTAL M | 1AF * | 0 | 7340 | 64370 |
| 128 | 1 | 2012-04-03 | VASSIL THEODORE C & | 1AF * | 0 | 8200 | 39000 |
| 127 | 1 | 2012-04-03 | VASSIL THEODORE C | 1AF * | 0 | 8200 | 39000 |
| 415 | 1 | 2003-07-18 | VASSIL THEODORE C & SHAR | 1WD | 69900 | 9000 | 40940 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2020 | 2570 | 22530 | 25100 | 636.74 |
| 2019 | 2450 | 18530 | 20980 | 466.00 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 921 BLANCHARD RIVER MAINT | XA/2023 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2024 | | | |




303 E ZIMMERMAN ST 45843

Occupancy 1 Single Family

Story Height 1H
Floor Level

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 1350 | 108200 |
| | Part Upper | FRAME | 780 | 35310 |
| | Subtotal | | | 143510 |
| | Roof | GABLE | | |

Shingle

*DWELLING COMPUTATIONS

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | X | X | | |
| Panelled Wall | | X | | | |
| Unfinished Wall | X | | | | |
| Floor/Hardwood | | X | X | | |
| Floor/Concrete | X | | | | |
| Number of Rooms | 1 | 3 | 3 | | |
| Bedrooms | | | 3 | | |
| Central Heat | | A | | | |
| FORCED AIR | | | | | |
| Central A/C | | X | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |

| | |
|---|---|
| Air Conditioning | 2340 |
| Extra Features | 11820 |
| Total Value | 157670 |
| PUB PAVED ST/RD | |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 2300 |
| Dwl/Gar/NC% | 1.0500 |

| | 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 | | 2130 | | C- | OLD/AV | 141900 | .55 | | 67050 | |
| 2 | Garage | | 20X22 | 440 | | C | 1992AV | 10560 | .65 | | 3880 | |
| 3 | Pole Build | | 24X64 | 1536 | | C | 2013AV | 23040 | .30 | | 16130 | ELECTRIC CONCRET FL |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 100.0000 | 100.00 | 150 | 100 | 80 | 80 | 8000 | 8000 |

Call Back: Sign: PSN Date: 2015-03-24 Lister: 23-120071.0000-v082020R