JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120085.0000 RES
C83 2026

## sale

| | | |
|---|---|---|
| 2023 BALDWIN DAVID ALLEN J | 2020-07-22 | |
| 2024 BALDWIN DAVID ALLEN J | 2020-07-22 | |
| 2025 BALDWIN DAVID ALLEN J | 2020-07-22 | |
| 2026 BALDWIN DAVID ALLEN JR | 2020-07-22 GORMLEYS BLK 51 & N PT PT | |
| 407 S WARNER ST | 1QC 8-9 | |
| | $0 | |
| 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% | 121400 | 121400 | 121400 | 121400 | | 121400 | 167630 | 167640 |
| Totl100% | 127400t | 127400t | 127400t | 127400t | | 127400t | 174540t | 174540t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2100 | 2100 | 2100 | 2100 | | 2100 | 2420 | 2420 |
| Bldg 35% | 42490 | 42490 | 42490 | 42490 | | 42490 | 58670 | 58670 |
| Totl 35% | 44590t | 44590t | 44590t | 44590t | | 44590t | 61090t | 61090t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 34.42 | 34.38 | 34.32 | 34.32 | 34.32 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1383.56 | 1400.52 | 1398.48 | 1398.48 | 1398.48 | | | |
| Sp-Asmnt | 26.00 | 18.00 | 18.00 | 18.00 | | | | |

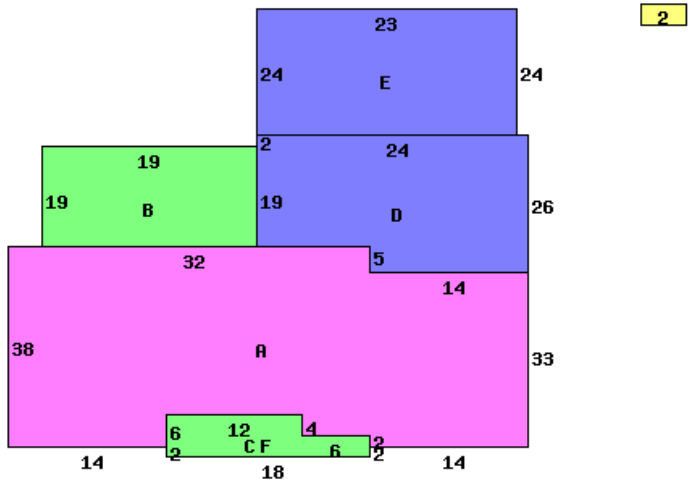
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1594 | | a | *MAIN |
| | PAT | P | | 361 | 1080 | b | PORCH |
| | RFX | P | | 120 | 1200 | c | PORCH |
| | F2 | G | | 574 | 13780 | d | GRAGE |
| | F | G | | 552 | 13250 | e | GRAGE |
| | STP | P | | 120 | 480 | f | PORCH |

#:86 L/W
231200860000

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 290 | 1 | 2020-07-22 | BALDWIN DAVID ALLEN JR | 1QC | * | 0 | 5260 | 76710 |
| 329 | 1 | 2011-08-16 | BALDWIN DAVID A JR & SHAN | 1WD | | 100000 | 7890 | 81770 |
| 452 | 1 | 2005-07-13 | HAMILTON TED WILLIAM | 1WD | | 90000 | 6740 | 67860 |
| 177 | 1 | 2001-04-17 | CLEMENTS NATHAN A & ANDR | 1FD | | 93500 | 6740 | 55510 |
| 706 | 1 | 1994-08-03 | RAHRIG DONNA M REVOCABLE | 1WD | * | 0 | 0 | 51630 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1930 | 34820 | 36750 | 1315.98 |
| 2021 | 1930 | 34820 | 36750 | 1428.04 |

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




407 S WARNER ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1594 | 125240 |
| | Basement | | 1195 | 22260 |
| | Subtotal | | | 147500 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Fireplaces | 2000 |
| Unfinished Wall | X | Air Conditioning | 2820 |
| Floor/Hardwood | X | Plumbing | 1400 |
| Number of Rooms | 1 5 | Garages and Carports | 27030 |
| Bedrooms | 3 | Extra Features | 2760 |
| | | Total Value | 183510 |
| Fireplace | | | |
| Openings | 1 | PUB PAVED ST/RD | |
| Stacks | 1 | PUB ALLEY | |
| Central Heat | A | | |
| FORCED AIR | | Neighborhood: | |
| Central A/C | A | Code: | 2300 |
| Plumbing | | Dwl/Gar/NC% | 1.4500 |
| Standard | 1 | | |
| Extra 2 Fixture | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 B F | | 1594 | | C | 1955GD | 183510 | .37 | | 167640 |
| 2 | Shed | *PP 0 | 8X10 | 80 | | | OLD/FR | 0 | | | 0 |

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

Call Back: Sign: PSN Date: 2014-11-20 Lister:

23-120085.0000-v082020R