JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120106.0000 RES
B62 2026

sale

2023	KINCADE ZACHARY M & L	2016-04-15
2024	KINCADE ZACHARY M & L	2016-04-15
2025	KINCADE ZACHARY M & L	2016-04-15
2026	KINCADE ZACHARY M & LAU	2016-04-15 E 1/2 BLK 49 4-6
	306 HUESTON ST	1WD
		$97,500
	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%	95970	95970	95970	95970		95970	132540	132540
Totl100%	101970t	101970t	101970t	101970t		101970t	139460t	139440t
Cauv100%								
Tax Value:								
Land 35%	2100	2100	2100	2100		2100	2420	2420
Bldg 35%	33590	33590	33590	33590		33590	46390	46390
Totl 35%	35690t	35690t	35690t	35690t		35690t	48810t	48800t
Hmstd35%								
Owner Oc			27.46	27.46	27.46			
Hmstd RB								
Net Tax	1134.96	1148.50	1119.38	1119.38	1119.38			
Sp-Asmnt	30.00	18.00	18.00	18.00				

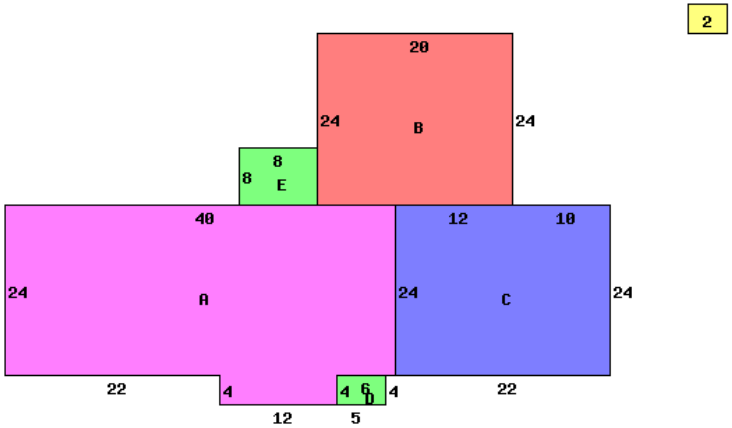
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
1	F/C	A		480		b	ADDTN
	F2	G		528	12670	c	GRAGE
	OFP	P		20	600	d	PORCH
	PAT	P		64	190	e	PORCH

#: 107 108 L/W
231201070000
231201080000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
127	1	2016-04-15	KINCADE ZACHARY M & LAURA	1WD		97500	6140	62660
70	1	2015-02-17	MESSMER JOHN M & SANDRA J	1WD		42800	6140	62660
559	1	2014-12-17	THE BANK OF NEW YORK MELL	1SD		78200	6140	62660
451	1	2006-07-20	ELWOOD MATTHEW & TAMMY	1SD		95400	7430	60340
165	1	1999-04-21	WILLEKE MARY J	1CT	*	0	7510	37830

Year	Land	Bldg	Total	Net Tax
2022	1930	27430	29360	1076.82
2021	1930	27430	29360	1168.90

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



306 HUESTON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1488	117120
	Subtotal			117120
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	12670
Panelled Wall	X	Extra Features	790
Floor/Hardwood	X	Total Value	130580
Floor/Carpet	X		
Number of Rooms	4	PUB PAVED ST/RD	
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
ELECTRIC		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	1 F/C		1488		C	OLD/VG	130580	.30		132540
2	Shed	*NV	8X16	0			2017AV	0			0

	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: 2018-05-21 Lister:

23-120106.0000-v082020R