JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-120119.0000 RES
D65.01 2026

## sale

| | | |
|---|---|---|
| 2023 THOMAS KEITH A | 2016-05-03 | |
| 2024 THOMAS KEITH A | 2016-05-03 | |
| 2025 THOMAS KEITH A | 2016-05-03 | |
| 2026 THOMAS KEITH A | 2016-05-03 BLK 34 1.00A | |
| 512 S MARY ST | 1WD | |
| | $96,000 | |
| FOREST OH 45843 | | |

Orig Tax Year 2017
Parent: 23-120100.0000

| | | |
|---|---|---|
| 2028 THOMAS KEITH A & LINDSE | 2026-09-08 | |
| 512 S MARY ST | 1WD | |
| FOREST OH 45843 | | |

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

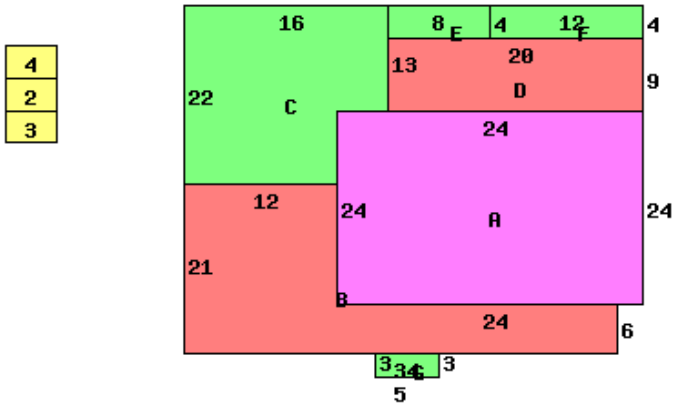
| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 15000 | 15000 | 15000 | 15000 | | 15000 | 17260 | 17250 |
| Bldg100% | 76940 | 76940 | 76940 | 76940 | | 76940 | 104890 | 104890 |
| Totl100% | 91940t | 91940t | 91940t | 91940t | | 91940t | 122140t | 122140t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 5250 | 5250 | 5250 | 5250 | | 5250 | 6040 | 6040 |
| Bldg 35% | 26930 | 26930 | 26930 | 26930 | | 26930 | 36710 | 36710 |
| Totl 35% | 32180t | 32180t | 32180t | 32180t | | 32180t | 42750t | 42750t |
| Hmstd35% | 30950 | 30950 | 30950 | 30950 | | 30950 | 41530 | |
| Owner Oc | 23.90 | 23.86 | 23.82 | 23.82 | 23.82 | hmstd 5250 l | 25700 b | |
| Hmstd RB | 284.54 | 307.78 | 318.32 | 318.32 | 318.32 | | | |
| Net Tax | 714.88 | 703.92 | 691.90 | 691.90 | 691.90 | | | |
| Sp-Asmnt | 22.00 | 18.00 | 18.00 | 18.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F | M | | 576 | | a | *MAIN |
| 1 | F/C | A | | 384 | | b | ADDTN |
| | DK | P | | 316 | 4740 | c | PORCH |
| 1 | F/C | A | | 180 | | d | ADDTN |
| | OFP | P | | 32 | 960 | e | PORCH |
| | EFP | P | | 48 | 1920 | f | PORCH |
| | STP | P | | 15 | 60 | g | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 385 | 1 | 2026-09-08 | THOMAS KEITH A & LINDSEY | 1WD * | 0 | 15000 | 76940 |
| 151 | 1 | 2016-05-03 | THOMAS KEITH A | 1WD | 96000 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4410 | 33440 | 37850 | 1042.80 |
| 2021 | 4410 | 33440 | 37850 | 1131.64 |

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




512 S MARY ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 1140 | 105210 |
| | Part Upper | FRAME | 576 | 29190 |
| | Basement | | 144 | 3180 |
| | Subtotal | | | 137580 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Air Conditioning | 3020 |
| Panelled Wall | X | Plumbing | 2100 |
| Unfinished Wall | X | Extra Features | 7680 |
| Floor/Hardwood | X X | Total Value | 150380 |
| Floor/Pine | X | | |
| Floor/Concrete | X | PUB PAVED ST/RD | |
| Floor/Tile-Lino | X | | |
| Number of Rooms | 1 7 3 | Neighborhood: | |
| Bedrooms | 1 2 | Code: | 2300 |
| | | Dwl/Gar/NC% | 1.4500 |
| Central Heat | A | | |
| FORCED AIR | | | |
| Central A/C | A | | |
| Plumbing | | | |
| Standard | 1 | | |
| Extra 3 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 | 1H F | | 1716 | | C | OLD/AV | 150380 | .55 | | 98120 |
| 2 | Flat Barn | | 24X35 | 840 | | D | OLD/AV | 8060 | .80 | .50 | 810 |
| 3 | Garage | | 24X14 | 336 | | D | OLD/AV | 6450 | .65 | | 3270 |
| 4 | Lean-To | | 24X50 | 1200 | | D | OLD/AV | 7680 | .65 | | 2690 |
| 5 | Shed | *PP | 6X10 | 60 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |

Call Back: Sign: PSN Date: 2010-05-18 Lister: 23-120119.0000-v082020R