JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-160010.0000 RES
C02 2026

sale

2023 GRUNDEN JENNIFER	2017-06-07	
2024 GRUNDEN JENNIFER	2017-06-07	
2025 GRUNDEN JENNIFER	2017-06-07	
2026 GRUNDEN JENNIFER	2017-06-07	STOCKTONS PT 10-12 PT
613 S PATTERSON ST	2WD	
	$102,000	
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%	9200	9200	9200	9200		9200	10570	10580
Bldg100%	101860	101860	101860	101860		101860	140660	140650
Totl100%	111060t	111060t	111060t	111060t		111060t	151230t	151230t
Cauv100%								
Tax Value:								
Land 35%	3220	3220	3220	3220		3220	3700	3700
Bldg 35%	35650	35650	35650	35650		35650	49230	49230
Totl 35%	38870t	38870t	38870t	38870t		38870t	52930t	52930t
Hmstd35%								
Owner Oc	30.00	29.96	29.92	29.92	29.92			
Hmstd RB								
Net Tax	1206.08	1220.86	1219.08	1219.08	1219.08			
Sp-Asmnt	30.00	18.00	18.00	18.00				

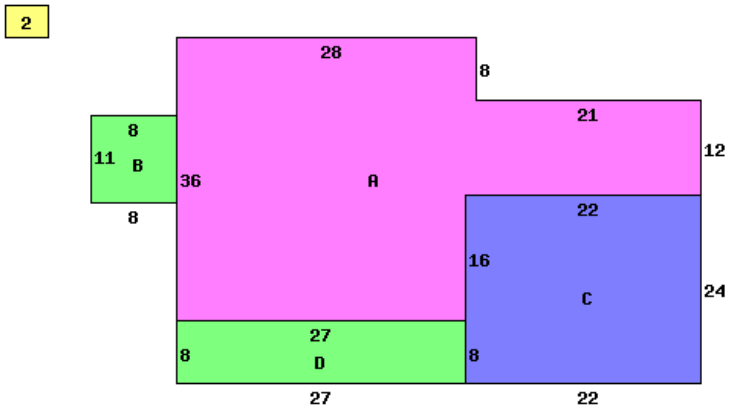
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1244		a	*MAIN
	STP	P		88	350	b	PORCH
	F2	G		528	12670	c	GRAGE
	OFP	P		216	6480	d	PORCH

#: 11 & 12, L/W
231600110000
231600120000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
259	2	2017-06-07	GRUNDEN JENNIFER	2WD	102000	9430	70490
168	1	2017-04-19	MCCLOUD DONALD	1CT *	0	9430	70490

Year	Land	Bldg	Total	Net Tax
2022	2960	27900	30860	1105.06
2021	2960	27900	30860	1199.14

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



613 S PATTERSON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1244	106510
	Basement		900	16810
	Subtotal			123320
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2230
Floor/Concrete	X	Plumbing	1400
Number of Rooms	1 5	Garages and Carports	12670
Bedrooms	3	Extra Features	7610
		Total Value	149230
Fireplace			
Openings	1	PUB PAVED ST/RD	
Stacks	1		
Central Heat	A	Neighborhood:	
HEAT PUMP		Code:	2300
Central A/C	A	Dwl/Gar/NC%	1.4500
Plumbing			
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		1244		C	1971GD	149230	.35		140650
2	Shed	*PP 0	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		115.00	150	100	92	92	10580	10580

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

23-160010.0000-v082020R