JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-170011.0000 RES
B128 2026

sale

2023 MCKEAN BREANN M		2022-05-18
2024 MCKEAN BREANN M		2022-05-18
2025 MCKEAN BREANN M		2022-05-18
2026 MCKEAN BREANN M		2022-05-18 BLK 17 9
212 S PATTERSON ST		1FD
		$40,000
FOREST OH 45843		

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

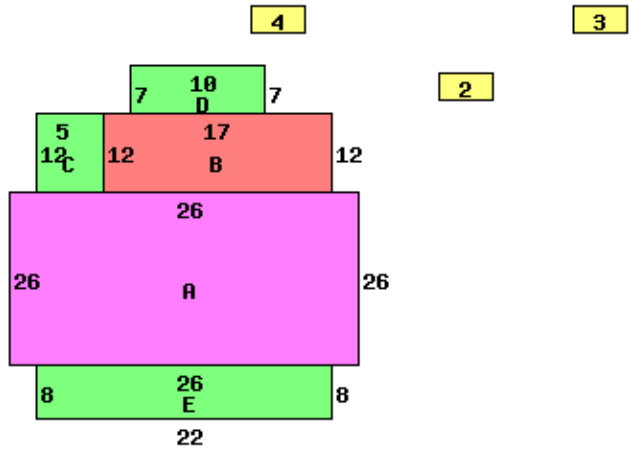
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4000	4000	4000	4000		4000	4600	4600
Bldg100%	100030	100030	100030	100030		100030	137800	137790
Totl100%	104030t	104030t	104030t	104030t		104030t	142400t	142390t
Cauv100%								
Tax Value:								
Land 35%	1400	1400	1400	1400		1400	1610	1610
Bldg 35%	35010	35010	35010	35010		35010	48230	48230
Totl 35%	36410t	36410t	36410t	36410t		36410t	49840t	49840t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1157.86	1171.66	1169.96	1169.96	1169.96			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		676		a	*MAIN
1	F/C	A		204		b	ADDTN
	OP	P		60	1800	c	PORCH
	EFP	P		70	2800	d	PORCH
	OP	P		176	5280	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
238	1	2022-05-18	MCKEAN BREANN M	1FD		40000	3690	80740
237	1	2022-05-18	MCKEAN BREANN M	1WD		80000	3690	80740
240	1	2022-05-18	MCKEAN BREANN M	1QC	*	0	3690	80740
121	1	2022-03-09	WISECUP JEAN A ETAL	1AF	*	0	3690	80740
463	1	2010-12-02	FARMER JAMES A ETAL	1QC	*	0	5260	48570

Year	Land	Bldg	Total	Net Tax
2022	1290	28260	29550	745.10
2021	1290	28260	29550	808.60

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



212 S PATTERSON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	880	100300
	Full Upper	FRAME	676	52560
	Basement		169	3560
	Subtotal			156420
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P P	Air Conditioning	2900
Panelled Wall	X	Extra Features	9880
Unfinished Wall	X	Total Value	169200
Floor/Hardwood	X X		
Floor/Carpet	X X	PUB SIDEWALK	
Number of Rooms	1 4 3		
Bedrooms	3	Neighborhood:	
		Code:	2300
Central Heat	A	Dwl/Gar/NC%	1.4500
FORCED AIR			
Central A/C	A		
Plumbing			
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	2 B F		1556		C-	OLD/GD	152280	.40		132480
2	Garage	CB 0	20X18	360		C	OLD/AV	8640	.65		4390
3	Shed		12X16	192		D	2004AV	1840	.50		920
4	Shed	*PP	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	92	92	4600	4600

Call Back: Sign: PSN Date: 2015-03-24 Lister: