JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-170011.0000 RES
B128 2025

sale

2022 FARMER JAMES A ETAL		2010-12-02
2023 MCKEAN BREANN M		2022-05-18
2024 MCKEAN BREANN M		2022-05-18
2025 MCKEAN BREANN M		2022-05-18 BLK 17 9
212 S PATTERSON ST		1FD
		$40,000
FOREST OH 45843		

Eff Rate: – 40.15 — 34.89 — 35.26 — 35.21 — a/r

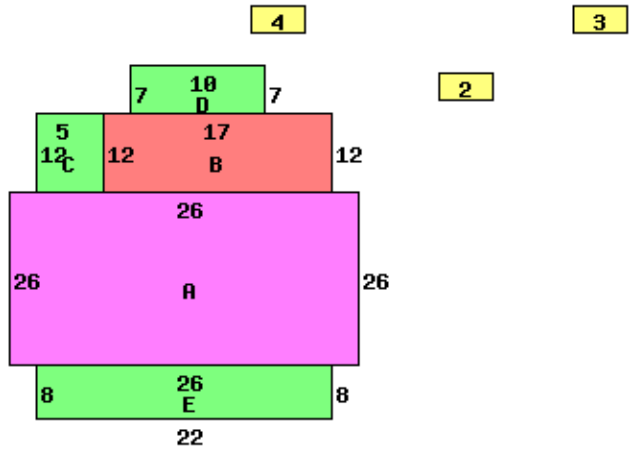
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3690	4000	4000	4000	4000
Bldg100%	80740	100030	100030	100030	100040
Totl100%	84430t	104030t	104030t	104030t	104040t
Cauv100%					
Tax Value:					
Land 35%	1290	1400	1400	1400	1400
Bldg 35%	28260	35010	35010	35010	35010
Totl 35%	29550t	36410t	36410t	36410t	36410t
Hmstd35%	29220				
Owner Oc	25.36				
Hmstd RB	313.34				
Net Tax	745.10	1157.86	1171.66	1169.96	
Sp-Asmnt	18.00	22.00	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
2021	1290	28260	29550	808.60
2020	1290	28260	29550	810.36

p r o j e c t		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%	1.0500
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		95940
2	Garage	CB 0	20X18	360		C	OLD/AV	8640	.65		3180
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	80	80	4000	4000

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

23-170011.0000-v082020R