

JACKSON TWP  
FOREST CORP

00220

Hardin County, Ohio  
Michael T. Bacon, Auditor

23-170011.0000  
B128

RES  
2025

sale

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

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

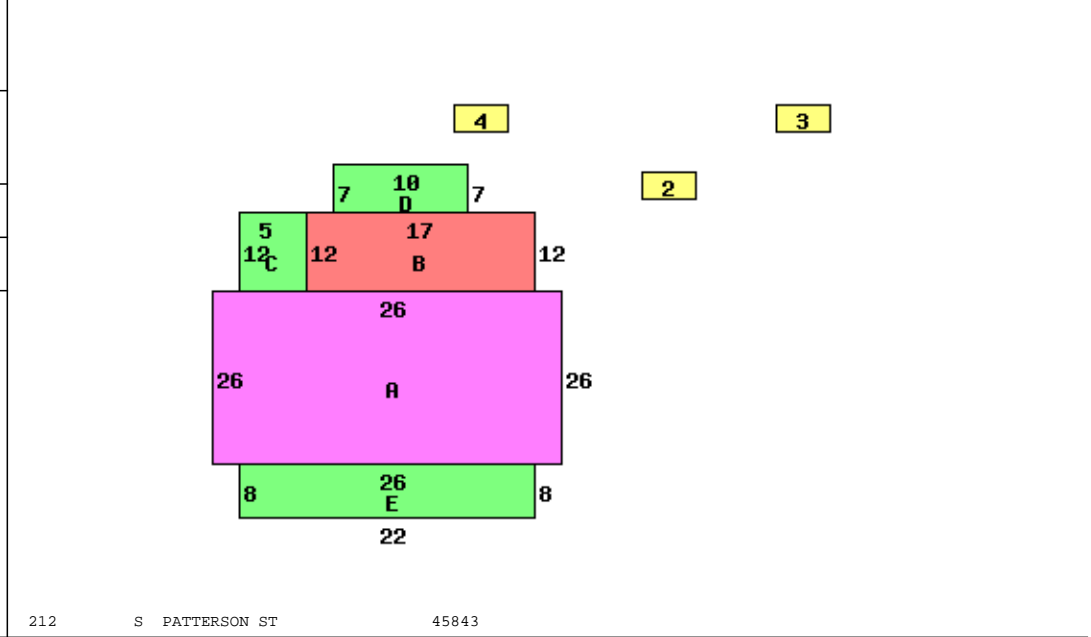
|            |        |         |         |         |         |
|------------|--------|---------|---------|---------|---------|
| Tax Year   | 2022   | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510    | 510     | 510     | 510     | 510     |
| Acres      |        |         |         |         |         |
| 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 | a | *MAIN |
| 2 B  | F    | M    |      | 676   |       |   |       |
| 1    | F/C  | A    |      | 204   |       | b | ADDTN |
|      | OP   | P    |      | 60    | 1800  | c | PORCH |
|      | EPF  | P    |      | 70    | 2800  | d | PORCH |
|      | OP   | P    |      | 176   | 5280  | e | PORCH |

|       |    |            |                     |               |        |         |         |
|-------|----|------------|---------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                  | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 238   | 1  | 2022-05-18 | MCKEAN BREANN M     | 1FD           | 40000  | 3690    | 80740   |
| 237   | 1  | 2022-05-18 | MCKEAN BREANN M     | LWD           | 80000  | 3690    | 80740   |
| 240   | 1  | 2022-05-18 | MCKEAN BREANN M     | 1QC *         |        | 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  |

|                            |           |     |         |
|----------------------------|-----------|-----|---------|
| 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 |                  |
| Story Height 2            | Sq-Ft                  | Value            |
| Floor Level               |                        |                  |
|                           | Main                   | FRAME            |
|                           | Full Upper             | FRAME            |
|                           | Basement               |                  |
|                           | Subtotal               | 156420           |
| Metal                     | Roof                   | HIP              |
|                           | B 1 2 U A              |                  |
| Plaster/Drywall           | P P                    | Air Conditioning |
| Panelled Wall             | X                      | Extra Features   |
| Unfinished Wall           | X                      | Total Value      |
| Floor/Hardwood            | X X                    |                  |
| Floor/Carpet              | X X                    |                  |
| Number of Rooms           | 1 4 3                  | PUB SIDEWALK     |
| Bedrooms                  | 3                      | Neighborhood:    |
|                           |                        | Code:            |
|                           |                        | 2300             |
| Central Heat              | A                      | Dwl/Gar/NC%      |
| FORCED AIR                |                        | 1.0500           |
| Central A/C               | A                      |                  |
| Plumbing                  |                        |                  |
| Standard                  | 1                      |                  |

|            |          |           |       |           |           |          |       |       |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy      | Fnc   | True  |
| 1 DWELLING | 2 B F    |           | Rate  | Cond      | Value     | Dpr      | Dpr   | Value |
| 2 Garage   | CB 0     | 20X18     | 1556  | C-        | 152280    | .40      |       | 95940 |
| 3 Shed     |          | 12X16     | 360   | C         | 8640      | .65      |       | 3180  |
| 4 Shed     | *PP      | 10X14     | 192   | D         | 2004AV    | .50      |       | 920   |
|            |          |           | 140   | OLD/      | 0         |          |       | 0     |
| front lot  | acres/   | effective | depth | actual    | effective | extended | true  |       |
|            | frontage | frontage  | depth | factor    | rate      | value    | value |       |
|            |          | 50.00     | 150   | 100       | 80        | 4000     | 4000  |       |

Call Back: Sign: PSN Date: 2015-03-24 Lister: 23-170011.0000-v082020R