JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-170013.0000 RES
B126 2025

sale

2022	HALL JEFFREY SBT	2015-05-15
2023	HINES RACHEL & RONNIE	2022-12-01
2024	HINES RACHEL & RONNIE	2022-12-01
2025	HINES RACHEL & RONNIE S	2022-12-01 BLK 17 7
	208 S PATTERSON ST	1SD
		$125,000
	FOREST OH 45843	

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

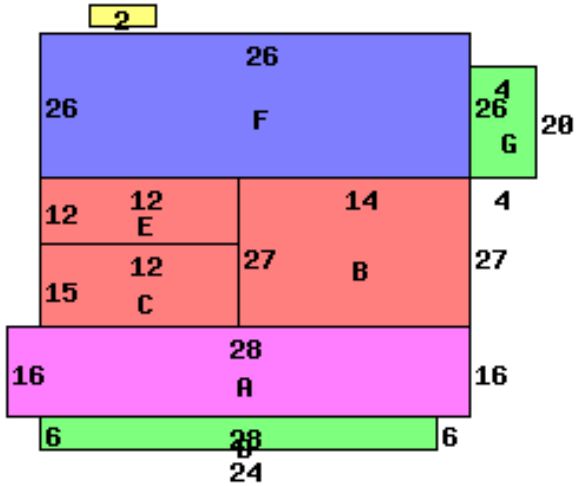
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3690	4000	4000	4000	4000	4600
Bldg100%	104200	129260	129260	129260	129260	178490
Totl100%	107890t	133260t	133260t	133260t	133260t	183090t
Cauv100%						
Tax Value:						
Land 35%	1290	1400	1400	1400	1400	1610
Bldg 35%	36470	45240	45240	45240	45240	62470
Totl 35%	37760t	46640t	46640t	46640t	46640t	64080t
Hmstd35%						
Owner Oc	32.78			35.90	35.90	
Hmstd RB						
Net Tax	1352.14	1483.14	1500.88	1462.78	1462.78	
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
1	F/C	A		378		b	ADDTN
1 B	F	A		180		c	ADDTN
	OP	P		144	4320	d	PORCH
1	F/C	A		144		e	ADDTN
	F	G		676	16220	f	GRAGE
	CVP	P		80	1840	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
622	1	2022-12-01	HINES RACHEL & RONNIE SR	1SD	125000	3690	104200
220	1	2015-05-15	HALL JEFFREY SBT	1WD	85000	4110	54340
1040	1	1993-10-20	LOVERIDGE PAMELA A	1QC *	0	0	34110

Year	Land	Bldg	Total	Net Tax
2021	1290	36470	37760	1467.28
2020	1290	36470	37760	1470.60

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



208 S PATTERSON ST 45843

Occupancy 1 Single Family

Story Height 2

Floor Level

Metal

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1150	106130
Full Upper	FRAME		448	40160
Basement			90	2200
Subtotal				148490
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Floor/Carpet	X X
Number of Rooms	1 6 2
Bedrooms	1 2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1

Air Conditioning	2880
Plumbing	2100
Garages and Carports	16220
Extra Features	6160
Total Value	175850
PUB SIDEWALK	
Neighborhood:	
Code:	2300
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1598		C	OLD/VG	175850	.30		178490
2	Shed	*PP	10X12	120			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: 23-170013.0000-v082020R