JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-170013.0000 RES
B126 2026

sale

2023	HINES RACHEL & RONNIE	2022-12-01
2024	HINES RACHEL & RONNIE	2022-12-01
2025	HINES RACHEL & RONNIE	2022-12-01
2026	HINES RACHEL & RONNIE S	2022-12-01 BLK 17 7
	208 S PATTERSON ST	1SD
		$125,000
	FOREST OH 45843	

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

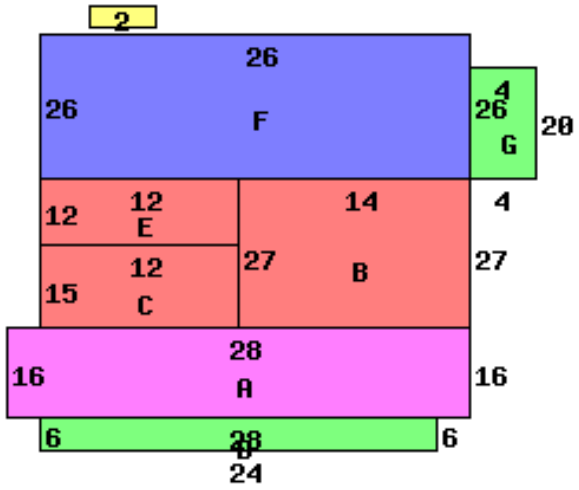
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4000	4000	4000	4000		4000	4600	4600
Bldg100%	129260	129260	129260	129260		129260	178490	178490
Totl100%	133260t	133260t	133260t	133260t		133260t	183090t	183090t
Cauv100%								
Tax Value:								
Land 35%	1400	1400	1400	1400		1400	1610	1610
Bldg 35%	45240	45240	45240	45240		45240	62470	62470
Totl 35%	46640t	46640t	46640t	46640t		46640t	64080t	64080t
Hmstd35%								
Owner Oc			35.90	35.90	35.90			
Hmstd RB								
Net Tax	1483.14	1500.88	1462.78	1462.78	1462.78			
Sp-Asmnt	22.00	18.00	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
2022	1290	36470	37760	1352.14
2021	1290	36470	37760	1467.28

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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1150	106130
	Full Upper	FRAME	448	40160
	Basement		90	2200
	Subtotal			148490
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Air Conditioning		2880
Unfinished Wall	X		Plumbing		2100
Floor/Pine		X X	Garages and Carports		16220
Floor/Carpet		X X	Extra Features		6160
Number of Rooms	1	6 2	Total Value		175850
Bedrooms		1 2			
			PUB SIDEWALK		
Central Heat		A			
FORCED AIR			Neighborhood:		
Central A/C		A	Code:		2300
Plumbing			Dwl/Gar/NC%		1.4500
Standard	1				
Extra 3 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	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