JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-190009.0000 RES
H30 2026

sale

2023 TRACY ARIN M	2001-02-12	
2024 TRACY ARIN M	2001-02-12	
2025 TRACY ARIN M	2001-02-12	
2026 TRACY ARIN M	2001-02-12 PT E 1/2 SE 1/4 6	1.50A
314 W GAGE ST	1WD	
	$50,800	
FOREST OH 45843		

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

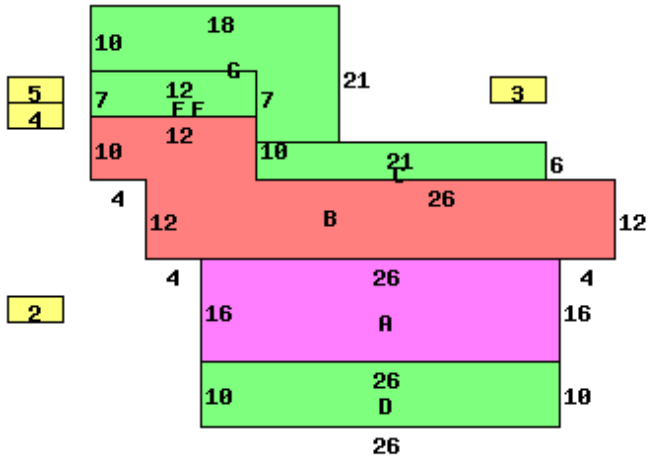
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	17510	17510	17510	17510		17510	19740	19750
Bldg100%	85970	85970	85970	85970		85970	117630	117630
Totl100%	103490t	103490t	103490t	103490t		103490t	137370t	137380t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	6910	6910
Bldg 35%	30090	30090	30090	30090		30090	41170	41170
Totl 35%	36220t	36220t	36220t	36220t		36220t	48080t	48080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1151.80	1165.56	1163.86	1163.86	1163.86			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
1	F/C	A		528		b	ADDTN
	EFP	P		126	5040	c	PORCH
	OFP	P		260	7800	d	PORCH
	CAN	P		84	670	e	PORCH
	STP	P		84	340	f	PORCH
	PAT	P		246	740	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
74	1	2001-02-12	TRACY ARIN M	1WD	50800	7660	36970
385	1	1999-07-09	RUSH KEVIN E	1WD	65000	11000	22710
812	1	1989-09-25		1WD	29000	0	20910

Year	Land	Bldg	Total	Net Tax
2022	4940	23730	28670	1051.54
2021	4940	23730	28670	1141.44

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



314 W GAGE ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	944	103390
	Part Upper	FRAME	416	22960
	Subtotal			126350
Shingle	Roof	GAMBRIEL		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Pine	X	X	
Floor/Carpet	X	X	
Number of Rooms	4	2	
Bedrooms		2	
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Air Conditioning	2400
Extra Features	14590
Total Value	143340
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	2300
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1360		C-	OLD/GD	129010	.40		112240
2	Garage		22X12	264		D	OLD/AV	5070	.65		2570
3	Upground C	*SV 0	10X16	160			OLD/AV	0			0
4	Flat Barn	CB	28X22	616		D	OLD/AV	5910	.80	.50	590
5	Flat Barn		16X29	464		D	2004AV	4450	.50		2230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5000				5000	5000	2500	2500

Call Back: Sign: PSN Date: 2015-04-10 Lister:

23-190009.0000-v082020R