JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-190021.0000 RES
H03 2026

sale

2023	MCCLOUD SHANE W & KEL	2003-07-28
2024	MCCLOUD SHANE W & KEL	2003-07-28
2025	MCCLOUD SHANE W & KEL	2003-07-28
2026	MCCLOUD SHANE W & KELLY	2003-07-28 S PT SE 1/4 TRACT 3 6
	506 WELLS ROAD	1TD .96A
		$120,000
	FOREST OH 45843	

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

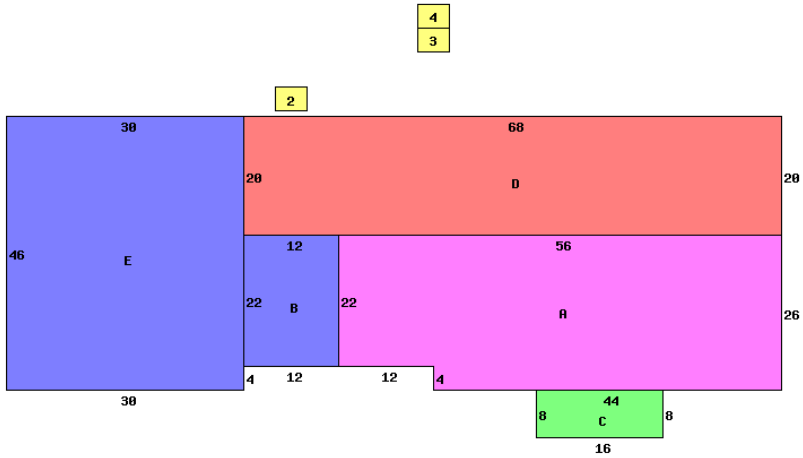
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.9600	.9600	.9600	.9600	.9600			
Land100%	12140	12140	12140	12140		12140	13890	13880
Bldg100%	175060	175060	175060	175060		175060	238310	238320
Totl100%	187200t	187200t	187200t	187200t		187200t	252200t	252200t
Cauv100%								
Tax Value:								
Land 35%	4250	4250	4250	4250		4250	4860	4860
Bldg 35%	61270	61270	61270	61270		61270	83410	83410
Totl 35%	65520t	65520t	65520t	65520t		65520t	88270t	88270t
Hmstd35%	64870	64870	62370	62370		62370	85130	
Owner Oc	50.08	50.02	48.00	48.00	48.00	hmstd 4250 l	58120 b	
Hmstd RB								
Net Tax	2033.46	2058.40	2057.34	2057.34	2057.34			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1408		a	*MAIN
	F	G		264	6340	b	GRAGE
	OFP	P		128	3840	c	PORCH
1	F/C	A		1360		d	ADDTN
	F	G		1380	33120	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
356	2	2003-07-29	MCCLOUD FARMILY TRUST	2AF	*	0	8140	55200
431	1	2003-07-28	MCCLOUD SHANE W & KELLY	1TD		120000	8140	55200
52	1	1993-01-27	ROBERT W & DONNA J MCCLO	1UN	*	0	0	43310

Year	Land	Bldg	Total	Net Tax
2022	3910	42140	46050	1649.20
2021	3910	42140	46050	1789.62

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



506 WELLS RD 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2768	177400
	Basement		704	13310
	Subtotal			190710
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	144 sq ft	Basement Finish	1840
Unfinished Wall	X		Fireplaces	2000
Floor/Carpet	X		Air Conditioning	4760
Number of Rooms	2 7		Garages and Carports	39460
Bedrooms	3		Extra Features	4560
			Total Value	243330
Fireplace				
Openings	1		PUB PAVED ST/RD	
Stacks	1			
Central Heat	A		Neighborhood:	
			Code:	2300
Heat Pump	A		Dwl/Gar/NC%	1.4500
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	1 B F		2912		C	1964GD	243330	.35		229340
2	Shed	F 0	12X16	192		D	OLD/AV	1840	.65		640
3	Shed		12X16	192		D	2011AV	1840	.35		1200
4	P	OFP		350		D	2020AV	8400	.15		7140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		125.00	335	121	92	111	13880	13880

Call Back: Sign: PSN Date: 2017-05-05 Lister:

23-190021.0000-v082020R