JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-190031.0000 RES
H15 2025

sale

2022 MOWERY KENNETH & KARE
2023 MOWERY KENNETH & KARE
2024 MOWERY KENNETH & KARE
2025 MOWERY KENNETH & KAREN PT SE 1/4 TRACT 15 6
310 WELLS ROAD
$0
FOREST OH 45843

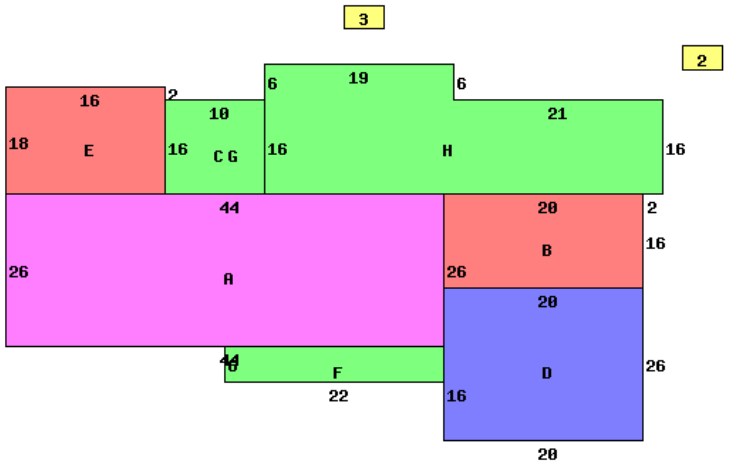
Eff Rate:– 40.15 — 34.89 — 35.26 — 35.21 — a/r

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	11170	12140	12140	12140	12140	13880
Bldg100%	106690	131230	131230	131230	131230	181240
Totl100%	117860t	143370t	143370t	143370t	143370t	195120t
Cauv100%						
Tax Value:						
Land 35%	3910	4250	4250	4250	4250	4860
Bldg 35%	37340	45930	45930	45930	45930	63430
Totl 35%	41250t	50180t	50180t	50180t	50180t	68290t
Hmstd35%						
Owner Oc	35.80	38.74	38.68	38.62	38.62	
Hmstd RB						
Net Tax	1477.12	1557.00	1576.12	1573.82	1573.82	
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1144		a	*MAIN
1	F/C	A		320		b	ADDTN
	DK	P		160	2400	c	PORCH
	F2	G		520	12480	d	GRAGE
1	F/C	A		288		e	ADDTN
	OFP	P		132	3960	f	PORCH
	CAN	P		160	1280	g	PORCH
	DK	P		754	11310	h	PORCH

Year	Land	Bldg	Total	Net Tax
2021	3910	37340	41250	1602.90
2020	3910	37340	41250	1606.50

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



310 WELLS RD 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1752	127880
	Subtotal			127880
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3050
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	12480
Number of Rooms	8	Extra Features	18950
Bedrooms	4	Total Value	164460
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2300
Standard	1	Dwl/Gar/NC%	1.4500
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	1 F/C		1752		C	1976VG	164460	.24		181240
2	Shed	*PP	8X10	80			OLD/	0			0
3	Pool	*PP		0			2019AV	0			0

	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: 2018-06-29 Lister:

23-190031.0000-v082020R