JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-190032.0000 RES
H14 2026

sale

2023	HICKS KATHY F & JAMES	2019-11-01
2024	HICKS KATHY F & JAMES	2019-11-01
2025	HICKS KATHY F & JAMES	2019-11-01
2026	HICKS KATHY F & JAMES I	2019-11-01 PT SE 1/4 TRACT 14 6
	312 WELLS ROAD	1SD
		$110,400
	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%	12140	12140	12140	12140		12140	13890	13880
Bldg100%	109890	109890	109890	109890		109890	151540	151530
Totl100%	122030t	122030t	122030t	122030t		122030t	165430t	165410t
Cauv100%								
Tax Value:								
Land 35%	4250	4250	4250	4250		4250	4860	4860
Bldg 35%	38460	38460	38460	38460		38460	53040	53040
Totl 35%	42710t	42710t	42710t	42710t		42710t	57900t	57890t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1358.18	1374.40	1372.38	1372.38	1372.38			
Sp-Asmnt	22.00	18.00	18.00	18.00				

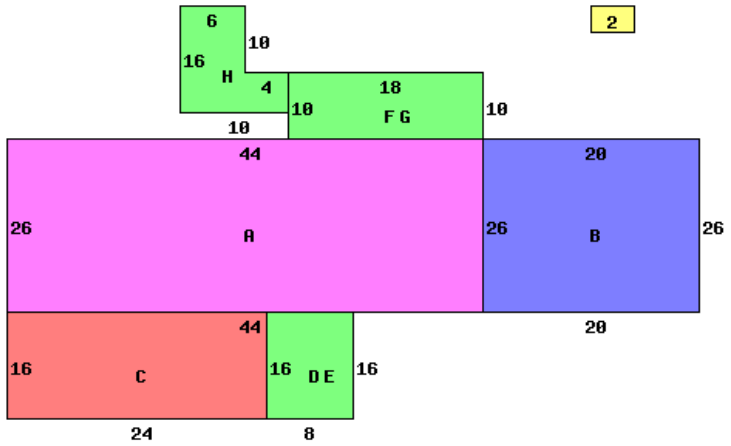
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1144		a	*MAIN
	F2	G		520	12480	b	GRAGE
1	F/C	A		384		c	ADDTN
	CAN	P		128	1020	d	PORCH
	STP	P		128	510	e	PORCH
	CAN	P		180	1440	f	PORCH
	DK	P		180	2700	g	PORCH
	DK	P		120	1800	h	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
495	1	2019-11-01	HICKS KATHY F & JAMES I	1SD		110400	10630	72430
415	1	2019-11-01	MOWERY KENNETH G ETAL	1AF	*	0	10630	72430
369	1	2019-10-03	MOWERY KENNETH G ETAL	1QC	*	0	10630	72430
367	1	2019-10-03	MOWERY KENNETH G ETAL	1CT	*	0	10630	72430
398	1	2009-12-30	MOWERY KENNETH G ETAL	1QC	*	0	9400	87540
248	1	1989-04-04		1WD		51000	0	44310
247	1	1989-04-04		1UN	*	0	0	44310
230	0	1987-04-02			*	0	0	46230

Year	Land	Bldg	Total	Net Tax
2022	3910	32230	36140	1325.50
2021	3910	32230	36140	1438.84

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



312 WELLS RD 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1528	120680
	Subtotal			120680
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2600
Floor/Carpet	X	Plumbing	1400
Number of Rooms	6	Garages and Carports	12480
Bedrooms	2	Extra Features	7470
		Total Value	144630
Central Heat	A		
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2300
Extra 2 Fixture	1	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	1 F/C		1528		C	1978GD	144630	.28		150990
2	Shed		10X16	160		D	OLD/AV	1540	.65		540

	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: 2015-04-10 Lister: 23-190032.0000-v082020R