JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-190035.0000 RES
H19 2026

sale

2023 MORRIS PHYLLIS J	2014-03-18	
2024 MORRIS PHYLLIS J	2014-03-18	
2025 MORRIS PHYLLIS J	2014-03-18	
2026 MORRIS PHYLLIS J	2014-03-18	PT SE1/4 FOREST LANDS
304 WELLS ROAD	2CT	
	$0	
FOREST OH 45843		

Eff Rate:- 34.89 35.26 35.21 35.21 a/r

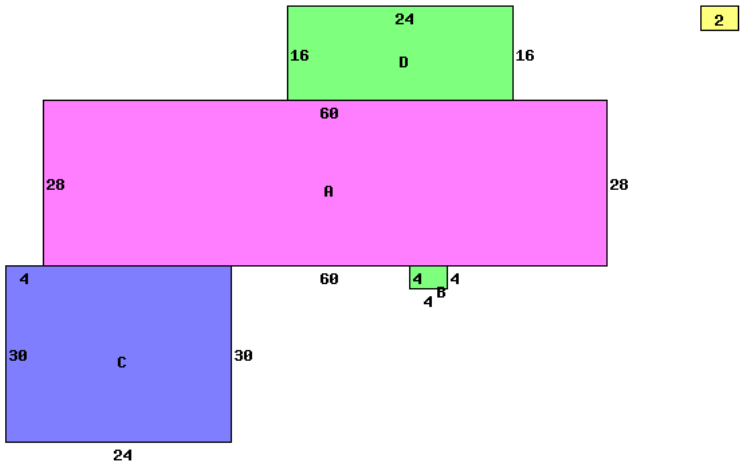
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	20060	20060	20060	20060		20060	23110	23110
Bldg100%	161340	161340	161340	161340		161340	222830	222820
Totl100%	181400t	181400t	181400t	181400t		181400t	245940t	245930t
Cauv100%								
Tax Value:								
Land 35%	7020	7020	7020	7020		7020	8090	8090
Bldg 35%	56470	56470	56470	56470		56470	77990	77990
Totl 35%	63490t	63490t	63490t	63490t		63490t	86080t	86080t
Hmstd35%								
Owner Oc	49.00	48.96	48.86	48.86	48.86			
Hmstd RB	284.54	307.78	318.32	318.32	318.32			
Net Tax	1685.46	1686.36	1672.94	1672.94	1672.94			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1680		a	*MAIN
	STP	P		16	60	b	PORCH
	F2	G		720	17280	c	GRAGE
	DK	P		384	5760	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
127	2	2014-03-18	MORRIS PHYLLIS J	2CT	*	0	20490	119540
236	1	1995-04-03	MORRIS III CECIL C & PHY	CT	*	0	12000	74910
356	2	1991-05-10		2UN	*	9000	0	4800

Year	Land	Bldg	Total	Net Tax
2022	6490	47510	54000	1620.34
2021	6490	47510	54000	1758.34

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



304 WELLS RD 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1680	125850
	Basement		1680	31080
	Subtotal			156930
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	3010
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	17280
Floor/Tile-Lino	L	Extra Features	5820
Number of Rooms	1 7	Total Value	185140
Bedrooms	3		
		PUB PAVED ST/RD	
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	1 B F		1680		C	1993VG	185140	.17		222820
2	Shed	*PP	8X10	80			2001AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	217.6300	218.00	230	115	92	106	23110	23110

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

23-190035.0000-v082020R