JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-210051.0000 RES
C102 2026

sale

2023 KEAR REX A & CAROL L	1992-07-27	
2024 KEAR REX A & CAROL L	1992-07-27	
2025 KEAR REX A & CAROL L	1992-07-27	
2026 KEAR REX A & CAROL L	1992-07-27	GLENDALE ADD 46-49 .70A
1582 S WARNER ST	1WD	
	$16,000	
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	511	511	511	511	0	511	511	511
Acres	.7000	.7000	.7000	.7000	.7000			
Land100%	11310	11310	11310	11310		11310	13000	13010
Bldg100%	193230	193230	193230	193230		193230	266860	266850
Totl100%	204540t	204540t	204540t	204540t		204540t	279860t	279860t
Cauv100%								
Tax Value:								
Land 35%	3960	3960	3960	3960		3960	4550	4550
Bldg 35%	67630	67630	67630	67630		67630	93400	93400
Totl 35%	71590t	71590t	71590t	71590t		71590t	97950t	97950t
Hmstd35%	68420	68420	68420	68420		68420	93560	
Owner Oc	52.82	52.76	52.66	52.66	52.66	hmstd 3960 l	64460 b	
Hmstd RB								
Net Tax	2223.74	2250.98	2247.72	2247.72	2247.72			
Sp-Asmnt	34.00	18.00	18.00	18.00				

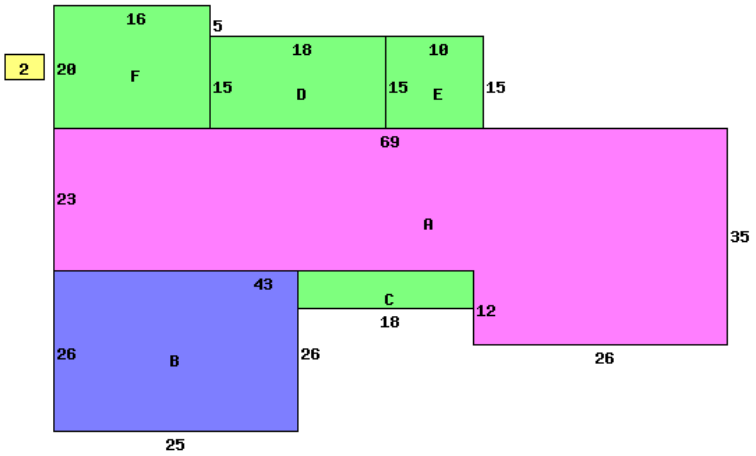
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1899		a	*MAIN
	B2	G		650	18200	b	GRAGE
	OFP	P		108	3240	c	PORCH
	EMP	P		270	12150	d	PORCH
	OFP	P		150	4500	e	PORCH
	PAT	P		320	960	f	PORCH

#: 27-29, L/W
232100520000 .172a
232100530000 .172a
232100540000 .172a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
710	1	1992-07-27		1WD	16000	0	1400

Year	Land	Bldg	Total	Net Tax
2022	3640	56800	60440	2166.84
2021	3640	56800	60440	2351.36

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



1582 S WARNER ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1899	147930
	Basement		1899	34980
	Subtotal			182910
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	3320
Floor/Carpet	X	Plumbing	3500
Number of Rooms	1 6	Garages and Carports	18200
Bedrooms	3	Extra Features	20850
		Total Value	230780
Fireplace			
Openings	1	PUB ALLEY	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2300
Central A/C	A	Dwl/Gar/NC%	1.4500
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B B		1899		C	1992GD	230780	.24		254320
2	Garage		30X30	900		C	1992GD	21600	.60		12530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		202.00	150	100	92	92	18580	13010	Shape / Si

Call Back: Sign: PSN Date: 2014-11-20 Lister: