LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-030047.0000 RES
L25 2026

sale

2023 NEFF ROBERT A & JAIME	2014-06-17	
2024 NEFF ROBERT A & JAIME	2014-06-17	
2025 NEFF ROBERT A & JAIME	2014-06-17	
2026 NEFF ROBERT A & JAIME L	2014-06-17 PT NW4 NW4 S3 2.866A	
3112 CR 10	1WD	
	$172,500	
ADA OH 45810		

Orig Tax Year 2002
Parent: 24-030029.0000

2028 MUSSELMAN TYLER & TORA	2026-08-20	
3112 CR 10	1SD	
ADA OH 45810		

Eff Rate: 40.58 — 40.81 — 41.26 — 41.27 — a/r

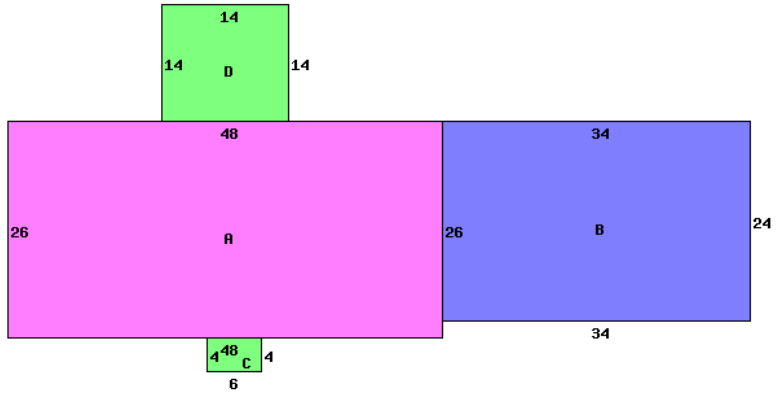
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.8660	2.8660	2.8660	2.8660	2.8660			
Land100%	34340	34340	34340	34340		34340	26570	26580
Bldg100%	172540	172540	172540	172540		172540	251370	251360
Totl100%	206890t	206890t	206890t	206890t		206890t	277940t	277940t
Cauv100%								
Tax Value:								
Land 35%	12020	12020	12020	12020		12020	9300	9300
Bldg 35%	60390	60390	60390	60390		60390	87980	87980
Totl 35%	72410t	72410t	72410t	72410t		72410t	97280t	97280t
Hmstd35%	69140	69140	69140	69140		69140	94020	
Owner Oc	57.62	57.32	57.58	57.24	57.58	hmstd 8750 l 60390 b		
Hmstd RB								
Net Tax	2639.40	2658.30	2689.34	2672.82	2689.34			
Sp-Asmnt	20.56	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1248		a	*MAIN
	F	G		816	19580	b	GRAGE
	DK	P		24	360	c	PORCH
	DK	P		196	2940	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
329	1	2026-08-20	MUSSELMAN TYLER & TORA	1SD		368045	34340	172540
256	1	2014-06-17	NEFF ROBERT A & JAIME L	1WD	*	172500	16110	138660
448	1	2010-11-23	LEONARD DONALD & DEBORAH	1WD	*	0	16110	132510
158	1	2001-04-06	LEONARD DONALD & DEBORAH	1WD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6370	60540	66910	2820.60
2021	6370	60540	66910	3105.50

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			
434 MCKEAN JOINT DITCH - HANCOCK	XA/2023			



3112 CR 10 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Qtr Story	FRAME	740	3060
	Basement		1248	23240
	Subtotal			133150
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	672 sq ft	Attic Finish 11140
Unfinished Wall	X			Air Conditioning 3520
Floor/Carpet		X X		Plumbing 3500
Floor/Concrete	X			Garages and Carports 19580
Floor/Tile-Lino		X X		Extra Features 3300
Number of Rooms	1	4 2		Total Value 174190
Bedrooms		2		
				PUB ELECTRIC
Central Heat		A		PRIV WATER
FORCED AIR				PRIV SEWER
Central A/C		A		PUB PAVED ST/RD
Plumbing				Topo: ROLLING
Standard	1			
Extra 3 Fixture	1			Neighborhood:
Extra 2 Fixture	1			Code: 2400
				Dwl/Gar/NC% 1.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1QB F		1920		C	2001AV	174190	.22		251360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.8660				5000	5000	9330	9330

Call Back: Sign: PSN Date: 2015-08-24 Lister: