LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-040034.0000 RES
A22 2026

sale

2023	RONIGER NICOLAS P	2021-05-03
2024	GRINDELL AUDREY L & D	2023-02-16
2025	GRINDELL AUDREY L & D	2023-02-16
2026	GRINDELL AUDREY L & DAY	2023-02-16 S PT E 1/2 NE 1/4 S4
	0447 SR 235	1SD 3.00A
		$240,000
	ADA OH 45810	

2028	GRAVER TREY VINCENT & O	2026-09-21
	0447 SR 235	1WD
	ADA OH 45810	

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

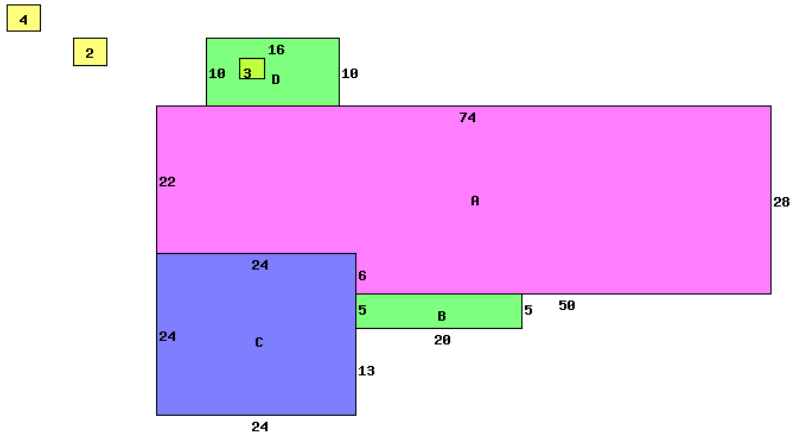
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	35000	35000	35000	35000		35000	27260	27250
Bldg100%	153910	153910	153910	153910		153910	224230	224220
Totl100%	188910t	188910t	188910t	188910t		188910t	251490t	251470t
Cauv100%								
Tax Value:								
Land 35%	12250	12250	12250	12250		12250	9540	9540
Bldg 35%	53870	53870	53870	53870		53870	78480	78480
Totl 35%	66120t	66120t	66120t	66120t		66120t	88020t	88010t
Hmstd35%								
Owner Oc	52.18							
Hmstd RB								
Net Tax	2410.56	2479.72	2508.28	2492.92	2508.28			
Sp-Asmnt	20.68	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1928		a	*MAIN
	OFP	P		100	3000	b	PORCH
	F2	G		576	13820	c	GRAGE
	STP	P		160	640	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
381	1	2026-09-21	GRAVER TREY VINCENT & OLI	1WD		329995	35000	153910
70	1	2023-02-16	GRINDELL AUDREY L & DAYLI	1SD		240000	18600	135860
171	1	2021-05-03	RONIGER NICOLAS P	1WD		252900	18600	135860
220	1	2017-05-15	ROBERSON DAVID & JACEY LY	1SD		154000	16510	119260
94	1	2005-02-08	MAYS LISA A	1WD		129000	14600	101860
575	1	2003-12-17	EVANS IRENE M	1QC	*	0	14600	99000

Year	Land	Bldg	Total	Net Tax
2022	6510	47550	54060	2279.34
2021	6510	47550	54060	2509.66

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



0447 SR 235 45810

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1928	148280
	Subtotal			148280
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	3300
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	T	Garages and Carports	13820
Number of Rooms	9	Extra Features	3640
Bedrooms	3	Total Value	173140
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2400
Standard	1	Dwl/Gar/NC%	1.8500
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/C		1928		C	1973GD	173140	.30		224220
2	Shed	*PP	8X14	112			OLD/	0			0
3	HOTTUB	*PP		0			OLD/	0			0
4	POND	*.37A		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-08-12 Lister: