LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-050031.0000 RES
B08 2025

sale

2022	BOULANGER BRYAN & PAU	2013-07-03
2023	BOULANGER BRYAN & PAU	2013-07-03
2024	BOULANGER BRYAN & PAU	2013-07-03
2025	BOULANGER BRYAN & PAULA	2013-07-03 PT SE4 S5 .945A
	1841 CR 20	3WD
		$39,500
	ADA OH 45810	

Orig Tax Year 2005
Parent: 24-050015.0000

Eff Rate: – 46.64 — 40.58 — 40.81 — 41.01 — a/r

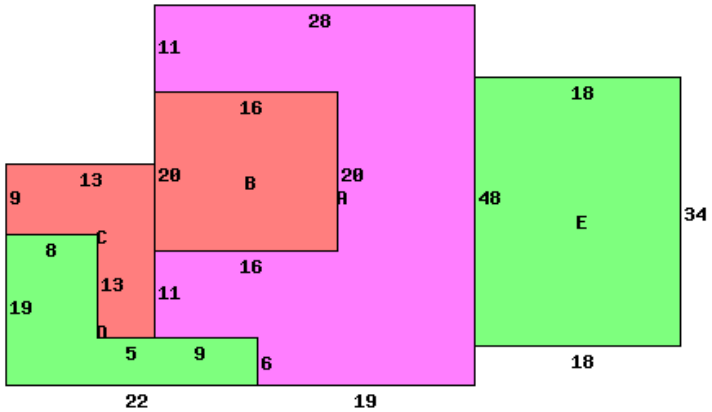
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.9450	.9450	.9450	.9450	
Land100%	11970	23630	23630	23630	23630
Bldg100%	198510	219140	219140	219140	219140
Totl100%	210490t	242770t	242770t	242770t	242770t
Cauv100%					
Tax Value:					
Land 35%	4190	8270	8270	8270	8270
Bldg 35%	69480	76700	76700	76700	76700
Totl 35%	73670t	84970t	84970t	84970t	84970t
Hmstd35%					
Owner Oc	66.54	70.82	70.44	70.34	
Hmstd RB					
Net Tax	3103.60	3094.00	3116.22	3133.28	
Sp-Asmnt	21.00	21.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		970		a	*MAIN
2 B	F	A		320		b	ADDTN
1 B	F	A		182		c	ADDTN
	OFP	P		236	7080	d	PORCH
	PAT	P		612	1840	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
335	3	2013-07-03	BOULANGER BRYAN & PAULA M	3WD	39500	2830	0
286	3	2008-06-06	FENNEMA DANIEL P & DANIE	3WD	38000	2830	0
246	2	2008-05-21	ANSPACH DANIEL J & GALIN	2WD	2000	2830	0
604	1	2004-09-21	FRALEY JOHN R	1WD	2500	0	0

Year	Land	Bldg	Total	Net Tax
2021	4190	69480	73670	3416.94
2020	4190	69480	73670	3468.46

p r o j e c t		ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
577 OTTAWA RIVER PRIVER MAINT	XA/2021			
500 HARDIN COUNTY LANDFILL	XA/2025			



1841 CR 20 45810

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1472	115860
	Full Upper	FRAME	320	30230
	Basement		1472	27230
	Subtotal			173320
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1792		C	2013AV	189620	.09		219140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9450				25000	25000	23630	23630

B 1 2 U A

Panelled Wall	D D	Air Conditioning	3180
Unfinished Wall	X	Plumbing	4200
Floor/Hardwood	X X	Extra Features	8920
Floor/Carpet	X	Total Value	189620
Floor/Concrete	X		
Number of Rooms	1 3 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2400
Extra 3 Fixture	2	Dwl/Gar/NC%	1.2700

Call Back: Sign: PSN Date: 2016-02-19 Lister: 24-050031.0000-v082020R