

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-070009.0000
D04

AGR
2025

sale

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.27 — a/r

| | |
|-----------------------------|------------------------------------|
| 2022 WOLBER FRED M & VICKI | 1988-04-27 |
| 2023 WOLBER FRED M & VICKI | 1988-04-27 |
| 2024 WOLBER FRED M & VICKI | 1988-04-27 |
| 2025 WOLBER FRED M & VICKIE | 1988-04-27 PT N2 N2 SE4 S7 33.495A |
| TR 25 | |
| ADA OH 45810 | \$36,000 |

| | | | | | | | |
|----------|---------|---------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 0 | 111 | 111 |
| Acres | 46.0000 | 46.0000 | 46.0000 | 46.0000 | 46.0000 | | |
| Land100% | 237910 | 271230 | 271230 | 271230 | | 271230 | 271220 |
| Bldg100% | 288140 | 342170 | 342170 | 342170 | | | 342180 |
| Totl100% | 526060t | 613400t | 613400t | 613400t | | 271230t | 613400t |
| Cauv100% | 55340 | 121370 | 121370 | 121370 | | 271230 | 121380 |

| | |
|-----------------------------|------------|
| 2026 WOLBER FRED M & VICKIE | 2025-09-23 |
| TR 25 | 4QC |
| ADA OH 45810 | |

| | | | | | | | |
|------------|---------|---------|---------|---------|---------|--------|---------|
| Tax Value: | | | | | | | |
| Land 35% | 19370 | 42480 | 42480 | 42480 | | 29790 | 94930 |
| Bldg 35% | 100850 | 119760 | 119760 | 119760 | | | 119760 |
| Totl 35% | 120220t | 162240t | 162240t | 162240t | | 29790t | 214690t |
| Hmstd35% | 98610 | 119660 | 119660 | | | | |
| Owner Oc | 89.06 | 99.72 | 99.20 | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 5084.22 | 5943.14 | 5985.36 | 1123.18 | 1130.10 | | |
| Cauv Sav | 2749.70 | 1953.56 | 1967.04 | 2455.96 | | | |
| Sp-Asmnt | 25.34 | 25.34 | 18.00 | 11.64 | | | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 B | F | M | | 1196 | | b | ADDTN |
| 1 B | F | A | | 20 | | c | ADDTN |
| 1 B | F | A | | 120 | | d | PORCH |
| | PAY | P | | 48 | 1820 | e | GRAGE |
| | P2 | G | | 484 | 11620 | f | PORCH |
| | OFFP | P | | 635 | 19050 | g | PORCH |
| | DK | P | | 546 | 8190 | | |

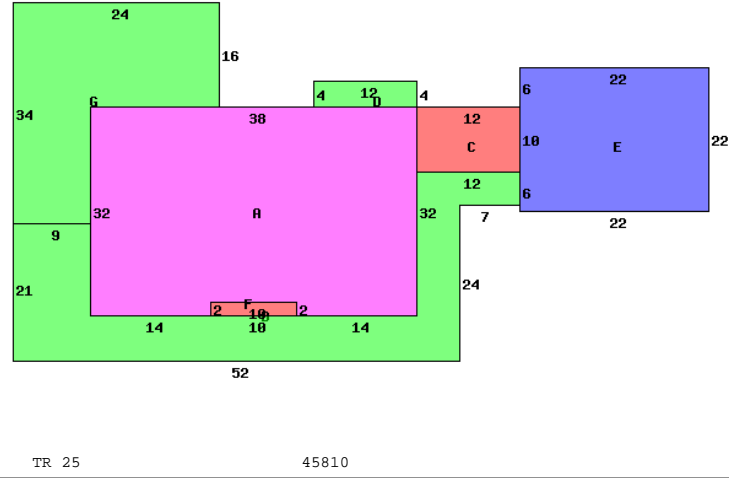
#: 10 L/W
240700100000 9.253a

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 344 | 2 | 2025-08-05 | WOLBER FRED M & VICKIE M | 2QC * | 0 | 271230 | 342170 |
| 291 | 0 | 1988-04-27 | | * | 36000 | 0 | 50110 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|--------|--------|---------|
| 2021 | 19370 | 100850 | 120220 | 5599.34 |
| 2020 | 19370 | 100850 | 120220 | 5683.88 |

| project | ben acres | % | factor |
|----------------------------------|-----------|---|---------|
| 110 HOG CREEK MAINLINE - HOG CR. | | | XA/2025 |
| 577 OTTAWA RIVER PROJECT MAINT | | | XA/2021 |

2
3



| | |
|---------------------------|--------------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 2 | Sq-Ft Value |
| Floor Level | |
| Main | FRAME 1336 107080 |
| Full Upper | FRAME 1196 63640 |
| Basement | 1336 24730 |
| Subtotal | 195450 |
| Shingle | Roof GABLE |
| Plaster/Drywall | X X Fireplaces 2000 |
| Unfinished Wall | X Air Conditioning 4440 |
| Floor/Pine | X X Plumbing 3500 |
| Floor/Carpet | X X Garages and Carports 11620 |
| Floor/Tile-Lino | X X Extra Features 29060 |
| Number of Rooms | 1 4 3 Total Value 246070 |
| Bedrooms | 3 |
| Fireplace | PUB ELECTRIC |
| Openings | 1 PRIV WATER |
| Stacks | 1 PRIV SEWER |
| Central Heat | A FORCED AIR |
| Central A/C | A |
| Plumbing | Neighborhood: 2400 |
| Standard | 1 |
| Extra 3 Fixture | 1 Dwl/Gar/NC% 1.2700 |
| Extra 2 Fixture | 1 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|-------------|----------|-------|------|-----------|-------|-----------|------|---------------|---------|---------|------------|
| 1 DWELLING | 2 B F | | 2532 | | B | 1994GD | | 319890 | .22 | | 316880 |
| 2 Shop-Stud | M 0 | 56X80 | 4480 | | C | 1990AV | | 67200 | .65 | | 23520 |
| 3 P | CAN | 8X56 | 448 | | D | 2002AV | | 2870 | .55 | | 1290 |
| 4 P | PAT | 8X56 | 448 | | D | 2002AV | | 1080 | .55 | | 490 |

| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|-------|-------------------------|---------|--------|--------|-------|-------|
| C 1 | BOA BLOUNT SILT LOAM 0- | 5.8310 | 6030 | 35160 | 2660 | 15510 |
| C 2 | BOB BLOUNT SILT LOAM, 2 | 19.1121 | 5770 | 110280 | 2360 | 45110 |
| C 14 | GWB GLYNWOOD SILT LOAM | 9.0019 | 5400 | 48610 | 1750 | 15750 |
| C 16 | GVC2 GLYNWOOD CLAY LOAM | 4.4084 | 4750 | 20940 | 1050 | 4630 |
| C 39 | PM PEWAMO SILTY CLAY L | 3.9625 | 6490 | 25720 | 3560 | 14110 |
| C 51 | WSTL WASTE LAND | .5000 | 120 | 60 | 50 | 30 |
| W 1 | BOA BLOUNT SILT LOAM 0- | .1522 | 3610 | 550 | 770 | 120 |
| W 2 | BOB BLOUNT SILT LOAM, 2 | .4770 | 3130 | 1490 | 470 | 220 |
| W 14 | GWB GLYNWOOD SILT LOAM | 1.2055 | 2830 | 3410 | 750 | 900 |
| 980 | HSITE HOMESITE | 1.0000 | 25000 | 25000 | 25000 | 25000 |
| | ROAD ROAD | .3494 | | | | |

| | | | | | |
|--|----|--------|--------|--------|-------------|
| | 46 | 271220 | (100%) | 121380 | CAUV # 2352 |
| | | 94930 | (35%) | 42480 | |