LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-140017.0000 RES
Q15 2025

sale

2022	TOSATTO PHYLLIS J	1998-07-20
2023	TOSATTO PHYLLIS J	1998-07-20
2024	TOSATTO PHYLLIS J	1998-07-20
2025	TOSATTO PHYLLIS J	1998-07-20 PT N1/2 N1/2 NW1/4 S14
	2052 TR 55	1WD 1.10A
		$127,000
	ADA OH 45810	

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

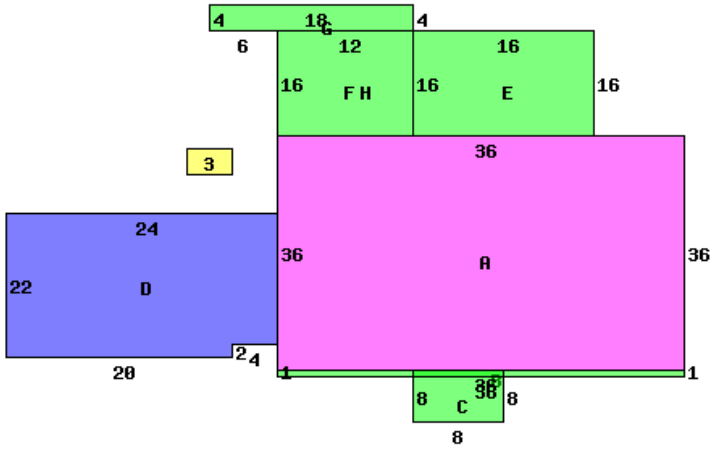
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	1.1000	1.1000	1.1000	1.1000	1.1000	
Land100%	12910	25510	25510	25510	25510	25500
Bldg100%	193510	215430	215430	215430	215430	215430
Totl100%	206430t	240940t	240940t	240940t	240940t	240930t
Cauv100%						
Tax Value:						
Land 35%	4520	8930	8930	8930	8930	8930
Bldg 35%	67730	75400	75400	75400	75400	75400
Totl 35%	72250t	84330t	84330t	84330t	84330t	84330t
Hmstd35%	72140	84150	84150	84150	84150	
Owner Oc	65.16	70.14	69.76	69.66	70.08	hmstd 8750 l 75400 b
Hmstd RB	368.58	333.90	359.32	374.24	376.52	
Net Tax	2675.30	2736.96	2733.58	2735.60	2752.50	
Sp-Asmnt	24.00	24.00	21.00	24.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1296		a	*MAIN
	OH	P		36	1370	b	PORCH
	EFP	P		64	2560	c	PORCH
+	F2	G		520	12480	d	GRAGE
	DK	P		256	3840	e	PORCH
	DK	P		192	2880	f	PORCH
	DK	P		72	1080	g	PORCH
	CAN	P		192	1540	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
409	1	1998-07-20	TOSATTO PHYLLIS J	1WD	127000	11260	98310
924	1	1992-10-05		1CD *	6000	0	1400

Year	Land	Bldg	Total	Net Tax
2021	4520	67730	72250	2945.34
2020	4520	67730	72250	2989.80

	p r o j e c t		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



2052 TR 55 45810

Occupancy 1 Single Family

Story Height 2

Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1296	107140
	Full Upper	FRAME	1296	64360
	Qtr Story	FRAME	520	2270
	Subtotal			173770
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall	D	D		D		520 sq ft	Attic Finish	8900
Floor/Carpet	X	X		X			Air Conditioning	5550
Floor/Tile-Lino	L						Plumbing	3500
Number of Rooms	5	6		1			Garages and Carports	12480
Bedrooms		4					Extra Features	13270
							Total Value	217470
Central Heat	A							
FORCED AIR							PUB ELECTRIC	
Central A/C	A						PUB GAS	
Plumbing							PRIV WATER	
Standard	1						PRIV SEWER	
Extra 3 Fixture	1							
Extra 2 Fixture	1						Neighborhood:	
							Code:	2400
							Dwl/Gar/NC%	1.2700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		3112		C	1993GD	217470	.22		215430
2	Pool	*PP		0			OLD/	0			0
3	Shed	*PP	6X8	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				25000	25000	25000	25000
small acreage	.1000				5000	5000	500	500

Call Back: Sign: PSN Date: 2015-08-26 Lister: 24-140017.0000-v082020R