LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-140017.0000 RES
Q15 2026

sale

2023 TOSATTO PHYLLIS J	1998-07-20	
2024 TOSATTO PHYLLIS J	1998-07-20	
2025 TOSATTO PHYLLIS J	1998-07-20	
2026 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: – 40.58 — 40.81 — 41.26 — 41.27 — a/r

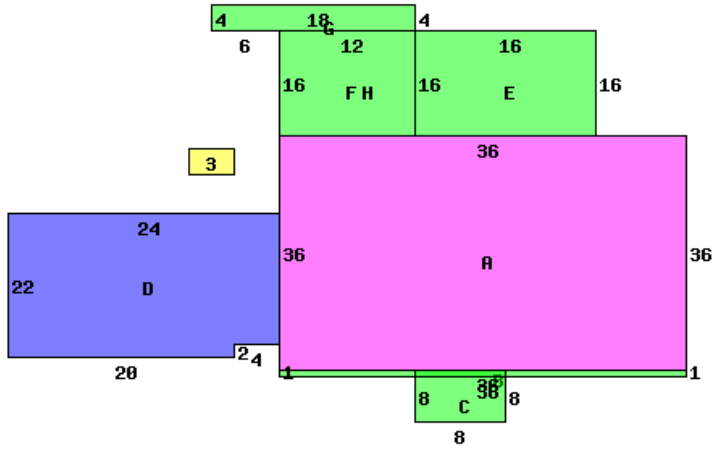
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.1000	1.1000	1.1000	1.1000	1.1000			
Land100%	25510	25510	25510	25510		25510	17740	17750
Bldg100%	215430	215430	215430	215430		215430	313800	313810
Totl100%	240940t	240940t	240940t	240940t		240940t	331540t	331560t
Cauv100%								
Tax Value:								
Land 35%	8930	8930	8930	8930		8930	6210	6210
Bldg 35%	75400	75400	75400	75400		75400	109830	109830
Totl 35%	84330t	84330t	84330t	84330t		84330t	116040t	116050t
Hmstd35%	84150	84150	84150	84150		84150	115870	
Owner Oc	70.14	69.76	70.08	69.66	70.08	hmstd 8750 l	75400 b	
Hmstd RB	333.90	359.32	376.52	374.24	376.52			
Net Tax	2736.96	2733.58	2752.50	2735.60	2752.50			
Sp-Asmnt	24.00	21.00	24.00	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
2022	4520	67730	72250	2675.30
2021	4520	67730	72250	2945.34

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	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% 1.8500

	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		313810
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				17250	17250	17250	17250
small acreage	.1000				5000	5000	500	500

Call Back: Sign: PSN Date: 2015-08-26 Lister:

24-140017.0000-v082020R