LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-170010.0000 AGR
H01.02 2025

sale

2022	WILCOX THOMAS J & BRE	2021-03-01
2023	WILCOX THOMAS J & BRE	2021-03-01
2024	WILCOX THOMAS J & BRE	2021-03-01
2025	WILCOX THOMAS J & BREND	2021-03-01 N PT SE 1/4 S17 42.715A
	2641 TR 35	1WD
		$340,000
	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	111	111	111	111	111	111
Acres	42.7150	42.7150	42.7150	42.7150	42.7150	
Land100%	243430	277230	277230	277230	146370	277240
Bldg100%	267490	313200	313200	313200	313200	313200
Totl100%	510910t	590430t	590430t	590430t	459570t	590440t
Cauv100%	75740	146370	146370	146370		146370
Tax Value:						
Land 35%	26510	51230	51230	51230	51230	97030
Bldg 35%	93620	109620	109620	109620	109620	109620
Totl 35%	120130t	160850t	160850t	160850t	160850t	206650t
Hmstd35%	87070	104140	104140	103410	103410	
Owner Oc	78.64	86.78	86.34	85.60	86.12	hmstd 8750 l 94660 b
Hmstd RB						
Net Tax	5090.76	5904.30	5946.08	5978.92	6015.78	
Cauv Sav	2525.52	1705.88	1717.64	1726.80		
Sp-Asmnt	24.18	24.18	18.00	27.37		

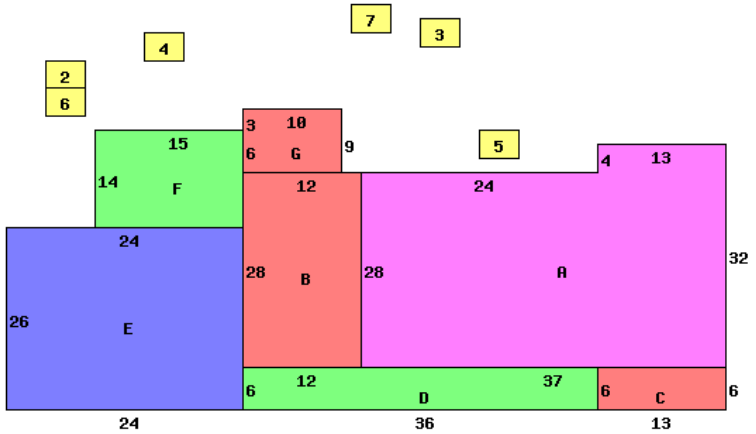
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1088		a	*MAIN
1	F/C	A		336		b	ADDTN
1	F/C	A		78		c	ADDTN
	OFP	P		216	6480	d	PORCH
A	F2	G		624	14980	e	GRAGE
	EFP	P		210	8400	f	PORCH
1	F/C	A		90		g	ADDTN

#: 11, L/W
the garage was to big for schedule wasn't priced correctly
241700110000 20.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
65	1	2021-03-01	WILCOX THOMAS J & BRENDA	1WD	340000	239970	267490

Year	Land	Bldg	Total	Net Tax
2021	26510	93620	120130	5701.74
2020	26380	93620	120000	5781.76

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



2641 TR 35 45810

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1592	125080
	Full Upper	FRAME	1088	62760
	Qtr Story	FRAME	624	2590
	Subtotal			190430
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	4000
Unfinished Wall	X	Air Conditioning	4830
Floor/Carpet	X X	Plumbing	4900
Number of Rooms	4 4 1	Garages and Carports	14980
Bedrooms	4	Extra Features	14880
		Total Value	234020
Fireplace			
Openings	2	PUB ELECTRIC	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2400
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2700
Extra 2 Fixture	2		

	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		2680		B	1975GD	304230	.30		270460	
2	Garage				2400		C+	1986AV	64680	.65		28750	ELECTRIC
3	Pool		CB		520		C	1990AV	26000	.50	.30	9100	
4	Shed			18X18	324		C	1990AV	3890	.65		1360	
5	P		PAT		1400		C	1990AV	4200	.65		1470	
6	P		OFP	3X24	72		D	1986AV	1730	.65		610	
7	Gazebo		F		126		D	2000AV	3230	.55		1450	

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-	2.9838	6030	17990	2660	7940
C	2	BOB			BLOUNT SILT LOAM, 2	14.7802	5770	85280	2360	34880
C	14	GWB			GLYNWOOD SILT LOAM	1.1680	5400	6310	1750	2040
C	17	HKA			HASKINS SILT LOAM 0	3.0169	5900	17800	2950	8900
C	52	PKA			PEWAMO SICL 0-1% SL	18.7650	6490	121780	3560	66800
W	1	BOA			BLOUNT SILT LOAM 0-	.0153	3610	60	770	10
W	2	BOB			BLOUNT SILT LOAM, 2	.2705	3130	850	470	130
W	14	GWB			GLYNWOOD SILT LOAM	.0932	2830	260	750	70
W	52	PKA			PEWAMO SICL 0-1% SL	.3565	5370	1910	1670	600
	672	HSITE			HOMESITE	1.0000	25000	25000	25000	25000
	980	ROAD			ROAD	.2656				
						42.715		277240	(100%)	146370
								97030	(35%)	51230

CAUV # 4384

Call Back: Sign: PSN Date: 2015-08-20 Lister: