LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-180023.0000 AGR
I14 2026

sale

2023 GUAGENTI KIMBERLY ANN		2020-05-22
2024 GUAGENTI KIMBERLY ANN		2020-05-22
2025 GUAGENTI KIMBERLY ANN		2020-05-22
2026 GUAGENTI KIMBERLY ANN E		2020-05-22 NE4 SE4 S18 39.75A
2569 TR 25		1QC
		$0
ADA OH 45810		

Orig Tax Year 2008
Parent: 24-180004.0000

Eff Rate:– 40.58 — 40.81 — 41.26 — 41.27 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	39.7500	39.7500	39.7500	39.7500	39.7500			
Land100%	259370	259370	259370	259370		259370	376030	376020
Bldg100%	147170	147170	147170	147170		147170	206170	206180
Totl100%	406540t	406540t	406540t	406540t		406540t	582200t	582200t
Cauv100%	138060	138060	138060	138060		259370	376030	143760
Tax Value:								
Land 35%	48320	48320	48320	48320		48320	50320	131610
Bldg 35%	51510	51510	51510	51510		51510	72160	72160
Totl 35%	99830t	99830t	99830t	99830t		99830t	122480t	203770t
Hmstd35%	53970	53970	53970	53970		53970	78560	
Owner Oc	44.98	44.74	44.96	44.68	44.96	hmstd 8750 l	45220 b	
Hmstd RB								
Net Tax	3673.32	3699.22	3742.14	3719.22	3742.14			
Cauv Sav	2336.62	1581.50	1592.38	1600.86				
Sp-Asmnt	18.00	18.00	18.00	18.00				

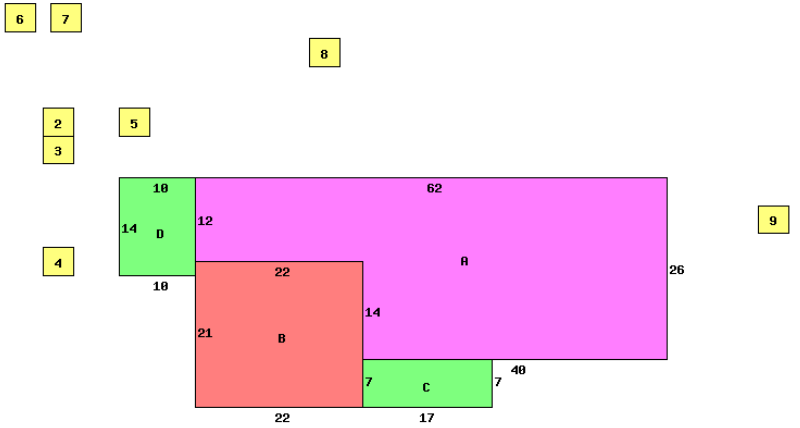
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1304		a	*MAIN
1	F	A		462		b	ADDTN
	OFP	P		119	3570	c	PORCH
	PAT	P		140	420	d	PORCH

#: 4 5 L/W
2011 duplicate combined parcels
5-22-20 ETAL IS CHARLES KURT KLINGLER
2418000400000 2.22a
2418000500000 35.53a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
221	1	2020-05-22	GUAGENTI KIMBERLY ANN ETA	1QC	*	0	226510	120630
38	1	2011-01-27	KLINGLER CHARLES REX & DO	1QC	*	0	13490	120340
29	1	2007-01-22	KLINGLER C KURT	1WD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	25180	47250	72430	3075.30
2021	25180	47250	72430	3388.06

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



2569 TR 25 45810

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1766	128900
	Basement		1304	24140
	Subtotal			153040
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3070
Unfinished Wall	X	Plumbing	1400
Floor/Pine	X	Extra Features	3990
Floor/Carpet	X	Total Value	161500
Floor/Concrete	X		
Number of Rooms	1 5	PUB ELECTRIC	
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2400
Central A/C	A	Dwl/Gar/NC%	1.8500
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1766		C-	1974AV	145350	.35		174780
2	Flat Barn	*NV		1980		D	OLD/PR	0			0
3	Lean-To	*NV	22X42	924			OLD/PR	0			0
4	Garage		24X36	864		C	1979AV	20740	.65		13430
5	Shed	*PP	10X12	120			OLD/	0			0
6	Pole Build		40X70	2800		C	2003AV	33600	.50		16800
7	STORAGE	*SV	10X32	260			OLD/FR	400			400
8	Utility Sh		10X24	240		D	1995AV	1920	.60		770
9	POND	*.73A		0			OLD/	0			0

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-			13.4347	8740	117420	2550	34260
C	2	BOB	BLOUNT SILT LOAM, 2			5.8626	8370	49070	2230	13070
C	52	PKA	PEWAMO SICL 0-1% SL			17.3292	9410	163070	3450	59790
W	1	BOA	BLOUNT SILT LOAM 0-			1.0325	5230	5400	230	240
W	2	BOB	BLOUNT SILT LOAM, 2			.0800	4540	360	230	20
W	52	PKA	PEWAMO SICL 0-1% SL			.5712	7790	4450	230	130
	672	HSITE	HOMESITE			1.0000	36250	36250	36250	36250
	980	ROAD	ROAD			.4398				

39.75 376020 (100%) 143760 CAUV # 4323
131610 (35%) 50320

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