LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-280021.0000 COM
EE58 2026

sale

2023 NEEDLER ABK LLC	2006-05-24	
2024 NEEDLER ABK LLC	2006-05-24	
2025 NEEDLER ABK LLC	2006-05-24	
2026 NEEDLER ABK LLC	2006-05-24	PT S1/2 NE1/4 NE1/4 S28
SR 235	4WD	.161A
	$1,050,000	

Eff Rate:– 47.36 — 47.55 — 47.75 — 47.75 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	0	456	456	456
Acres	.1610	.1610	.1610	.1610	.1610			
Land100%	5600	5600	5600	5600		5600	6710	6720
Bldg100%	1310	1310	1310	1310		1310	1570	1580
Totl100%	6910t	6910t	6910t	6910t		6910t	8290t	8300t
Cauv100%								
Tax Value:								
Land 35%	1960	1960	1960	1960		1960	2350	2350
Bldg 35%	460	460	460	460		460	550	550
Totl 35%	2420t	2420t	2420t	2420t		2420t	2900t	2910t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	114.62	115.08	115.58	115.32	115.58			
Sp-Asmnt	6.00	3.00	6.00	6.00				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
316	4	2006-05-24	NEEDLER ABK LLC	4WD	1050000	9600	4630
481	1	1992-05-22		1WD	600000	0	710

Year	Land	Bldg	Total	Net Tax
2022	1680	480	2160	108.56
2021	1680	480	2160	120.10

project		ben acres	/ %	factor
107 GRASS RUN #933 - HOG CREEK	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			

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SR 235

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Paving			4400	1.80	C	1987AV	6600	.80		1580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.1610				35000		5600	6720

Call Back: Sign: PSN Date: 2015-09-03 Lister: 24-280021.0000-v082020R