

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-280025.0000  
EE55

COM  
2025

sale

Eff Rate:- 50.26 — 47.36 — 47.55 — 47.65 — a/r

|                   |                                    |
|-------------------|------------------------------------|
| 2022 MCCLAIN GARY | 2020-12-11                         |
| 2023 MCCLAIN GARY | 2020-12-11                         |
| 2024 MCCLAIN GARY | 2020-12-11                         |
| 2025 MCCLAIN GARY | 2020-12-11 S 1/2 NE 1/4 NE 1/4 S28 |
| 4209 SR 235       | 1SD .50A                           |
| ADA OH 45810      | \$20,000                           |

|          |        |        |        |        |        |
|----------|--------|--------|--------|--------|--------|
| Tax Year | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls | 435    | 435    | 435    | 435    | 435    |
| Acres    | .5000  | .5000  | .5000  | .5000  |        |
| Land100% | 15000  | 17510  | 17510  | 17510  | 17500  |
| Bldg100% | 21000  | 21340  | 21340  | 21340  | 21350  |
| Totl100% | 36000t | 38860t | 38860t | 38860t | 38850t |
| Cauvl00% |        |        |        |        |        |

|                         |            |
|-------------------------|------------|
| 2026 MCCLAIN MANATCHAYA | 2025-01-13 |
| 4209 SR 235             | 2AF        |
| ADA OH 45810            |            |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Value: |        |        |        |        |        |
| Land 35%   | 5250   | 6130   | 6130   | 6130   | 6130   |
| Bldg 35%   | 7350   | 7470   | 7470   | 7470   | 7470   |
| Totl 35%   | 12600t | 13600t | 13600t | 13600t | 13600t |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 633.24 | 644.12 | 646.76 | 648.06 |        |
| Sp-Asmnt   | 126.00 | 126.00 | 123.00 | 126.00 |        |

| Sale# | #p | sale date  | To                  | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------|---------------|--------|---------|---------|
| 24    | 2  | 2025-01-13 | MCCLAIN MANATCHAYA  | 2AF *         | 0      | 17510   | 21340   |
| 589   | 1  | 2020-12-11 | MCCLAIN GARY        | 1SD           | 20000  | 15000   | 21000   |
| 208   | 1  | 2014-05-23 | GUYTON LEONARD G JR | 1WD           | 75000  | 15000   | 15060   |
| 291   | 1  | 1996-05-20 | BROWN E DOUGLAS     | 1WD           | 70000  | 29000   | 28800   |
| 18    | 1  | 1996-01-12 | ROBINSON JANE C     | 1WD           | 55000  | 29000   | 28800   |
| 301   | 0  | 1987-04-24 |                     | *             | 201000 | 0       | 30400   |
| 129   | 0  | 1986-02-25 |                     | *             | 50000  | 0       | 30400   |
| 128   | 0  | 1986-02-25 |                     | *             | 50000  | 0       | 30400   |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 5250 | 7350 | 12600 | 700.60  |
| 2020 | 5250 | 7350 | 12600 | 709.86  |

| Project                          | ben acres | % | factor  |
|----------------------------------|-----------|---|---------|
| 107 GRASS RUN #933 - HOG CREEK   |           |   | XA/2025 |
| 500 HARDIN COUNTY LANDFILL       |           |   | XA/2025 |
| 110 HOG CREEK MAINLINE - HOG CR. |           |   | XA/2025 |
| 577 OTTAWA RIVER PROJECT MAINT   |           |   | XA/2021 |



4209 SR 235 45810

PUB ELECTRIC  
PUB GAS  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD

| Bldg Type  | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy    | Fnc   | True  |       |
|------------|----------|-------|------|-----------|---------|--------|-------|-------|-------|
|            |          | FtxFt | Area | Cond      | Value   | Dpr    | Dpr   | Value |       |
| 1 FASTFOOD |          | 34X18 | 612  | 116.41    | C       | 1965AV | 71240 | .75   | 17810 |
| 3 Paving   |          |       | 4200 | 1.50      | C       | 1983FR | 6300  | .80   | 1260  |
| 4 Shed     |          | 10X16 | 160  | 15.00     | C       | 2022AV | 2400  | .05   | 2280  |

Neighborhood:  
Code: 2400  
Dwl/Gar/NC% 1.2700

| site value | acres/<br>frontage | effective<br>frontage | depth | depth<br>factor | actual<br>rate | effective<br>rate | extended<br>value | true<br>value |
|------------|--------------------|-----------------------|-------|-----------------|----------------|-------------------|-------------------|---------------|
|            | .5000              |                       |       |                 | 35000          |                   | 17500             | 17500         |