

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 — 47.75 — 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	2025	CAMA
Prop Cls	435	435	435	435	435	435
Acres	.5000	.5000	.5000	.5000	.5000	
Land100%	15000	17510	17510	17510	17510	17500
Bldg100%	21000	21340	21340	21340	21340	21350
Totl100%	36000t	38860t	38860t	38860t	38860t	38850t
Cauvl00%						

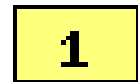
2026 MCCLAIN MANATCHAYA	2025-01-13
4209 SR 235	2AF
ADA OH 45810	

Tax Value:						
Land 35%	5250	6130	6130	6130	6130	6130
Bldg 35%	7350	7470	7470	7470	7470	7470
Totl 35%	12600t	13600t	13600t	13600t	13600t	13600t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	633.24	644.12	646.76	648.06	649.46	
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/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.5000				35000		17500	17500