LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-280025.0000 COM
EE55 2026

sale

2023 MCCLAIN GARY	2020-12-11	
2024 MCCLAIN GARY	2020-12-11	
2025 MCCLAIN GARY	2020-12-11	
2026 MCCLAIN GARY	2020-12-11 S 1/2 NE 1/4 NE 1/4 S28	
4209 SR 235	1SD .50A	
	$20,000	
ADA OH 45810		

2027 MCCLAIN MANATCHAYA	2025-01-13	
4209 SR 235	2AF	
ADA OH 45810		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	435	435	435	435	0	435	435	435
Acres	.5000	.5000	.5000	.5000	.5000			
Land100%	17510	17510	17510	17510		17510	21000	21000
Bldg100%	21340	21340	21340	21340		21340	25630	25620
Totl100%	38860t	38860t	38860t	38860t		38860t	46630t	46620t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	7350	7350
Bldg 35%	7470	7470	7470	7470		7470	8970	8970
Totl 35%	13600t	13600t	13600t	13600t		13600t	16320t	16320t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	644.12	646.76	649.46	648.06	649.46			
Sp-Asmnt	126.00	123.00	126.00	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
2022	5250	7350	12600	633.24
2021	5250	7350	12600	700.60

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			

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4209 SR 235 45810

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

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	FASTFOOD		34X18	612	139.69	C	1965AV	71240	.75		21370
3	Paving			4200	1.80	C	1983FR	6300	.80		1510
4	Shed		10X16	160	18.00	C	2022AV	2400	.05		2740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.5000				35000		17500	21000

Call Back: Sign: PSN Date: 2015-09-03 Lister:

24-280025.0000-v082020R