

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-280033.0000
EE47

RES
2025

sale

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.27 — a/r

| | |
|------------------------------|-----------------------------------|
| 2022 MAHAFFEY KAY E LIVING | 1997-10-15 |
| 2023 COGAR DELBERT & ANNET | 2022-08-01 |
| 2024 COGAR DELBERT & ANNET | 2022-08-01 |
| 2025 COGAR DELBERT & ANNETTE | 2022-08-01 S 1/2 NE 1/4 S28 1.65A |
| 4459 SR 235 | LSD |
| ADA OH 45810 | \$270,000 |

| | | | | | | |
|------------|---------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | |
| Prop Cls | 511 | 511 | 511 | 511 | 511 | CAMA |
| Acres | 1.6500 | 1.6500 | 1.6500 | 1.6500 | 1.6500 | 511 |
| Land100% | 14540 | 28260 | 28260 | 28260 | 28260 | 28250 |
| Bldg100% | 134060 | 230860 | 230860 | 230860 | 230860 | 230860 |
| Totl100% | 148600t | 259110t | 259110t | 259110t | 259110t | 259110t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 5090 | 9890 | 9890 | 9890 | 9890 | 9890 |
| Bldg 35% | 46920 | 80800 | 80800 | 80800 | 80800 | 80800 |
| Totl 35% | 52010t | 90690t | 90690t | 90690t | 90690t | 90690t |
| Hmstd35% | 51120 | 89300 | 89300 | 89300 | 89300 | |
| Owner Oc | 46.18 | 74.42 | 74.02 | 73.92 | 74.38 | hmstd 8750 l 80550 b |
| Hmstd RB | 368.58 | | | | | |
| Net Tax | 1823.32 | 3303.46 | 3327.16 | 3345.36 | 3365.96 | |
| Sp-Asmnt | 36.00 | 36.00 | 30.00 | 36.00 | | |

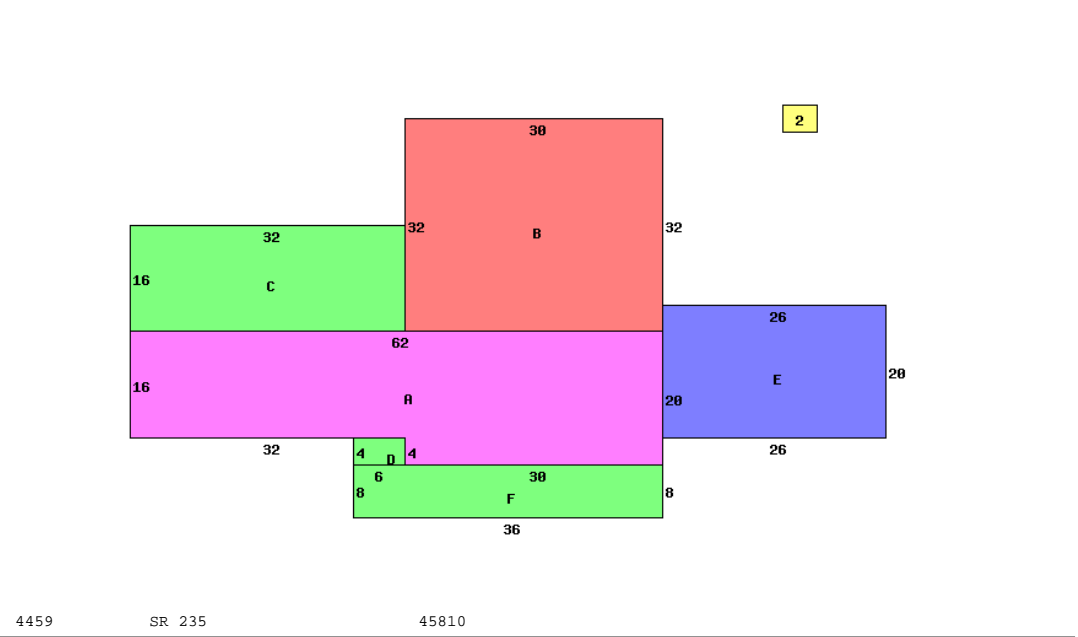
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 B | F | M | | 1112 | | a | *MAIN |
| 1 | F/C | A | | 960 | | b | ADDTN |
| | PAT | P | | 512 | 1540 | c | PORCH |
| | STP | P | | 24 | 100 | d | PORCH |
| | F2 | G | | 520 | 12480 | e | GRAGE |
| | PAT | P | | 288 | 860 | f | PORCH |

#: 34 L/W
242800340000 .55a

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 391 | 1 | 2022-08-01 | COGAR DELBERT & ANNETTE M | LSD | 270000 | 14540 | 134060 |
| 616 | 1 | 1997-10-15 | MAHAFFEY KAY E LIVING TR | LWD | 125000 | 12630 | 66860 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 5090 | 46920 | 52010 | 2007.44 |
| 2020 | 5090 | 46920 | 52010 | 2037.74 |

| Project | ben acres | % | factor |
|----------------------------------|-----------|---|---------|
| 107 GRASS RUN #933 - HOG CREEK | | | XA/2025 |
| 110 HOG CREEK MAINLINE - HOG CR. | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |
| 322 HUBBELL - HOG CREEK | | | XA/2025 |
| 577 OTTAWA RIVER PROJECT MAINT | | | XA/2021 |



4459 SR 235 45810

| | | |
|---------------------------|-----------|--------------------------------|
| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS |
| Story Height 1 | | Sq-Ft Value |
| Floor Level | Main | FRAME 2072 141120 |
| | Basement | 1112 20720 |
| | Subtotal | 161840 |
| Metal | Roof | HIP |
| | B 1 2 U A | |
| Plaster/Drywall | X | 500 sq ft Basement Finish 5570 |
| Unfinished Wall | X | Fireplaces 4000 |
| Floor/Hardwood | X | Air Conditioning 3690 |
| Floor/Carpet | X | Plumbing 2100 |
| Floor/Concrete | X | Garages and Carports 12480 |
| Floor/Tile-Lino | L | Extra Features 4020 |
| Number of Rooms | 3 6 | Total Value 193700 |
| Bedrooms | 2 | |
| Fireplace | | PUB ELECTRIC |
| Openings | 2 | PUB GAS |
| Stacks | 1 | PRIV WATER |
| Central Heat | A | PRIV SEWER |
| FORCED AIR | | PUB PAVED ST/RD |
| Central A/C | A | |
| Plumbing | | Neighborhood: |
| Standard | 1 | Code: 2400 |
| Extra 3 Fixture | 1 | Dwl/Gar/NC% 1.2700 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|---------------|----------|-----------|-------|--------|-----------|-----------|---------|-----|------|--------|
| 1 DWELLING | 1 B F | 2572 | 2572 | Rate | C+ | 1954GD | 213070 | .37 | -.35 | 230140 |
| 2 Shed | | 12X18 | 216 | depth | D | OLD/AV | 2070 | .65 | | 720 |
| | acres/ | effective | depth | actual | effective | extended | true | | | |
| homesite | frontage | frontage | depth | rate | rate | value | value | | | |
| small acreage | 1.0000 | 1.0000 | 25000 | 5000 | 5000 | 25000 | 25000 | | | |
| | .6500 | | | | | 3250 | 3250 | | | |