

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-280053.0000
EE06

RES
2025

sale

2022 BINGMAN JAMES O & THE	2016-10-21
2023 BINGMAN JAMES O & THE	2016-10-21
2024 BINGMAN JAMES O & THE	2016-10-21
2025 BINGMAN JAMES O & THERE	2016-10-21 PT NW1/4 SW1/4 S28 .926A
4594 TR 35	1SD
ADA OH 45810	\$106,000

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.01 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.9300	.9300	.9300	.9300	
Land100%	11970	23740	23740	23740	23750
Bldg100%	99260	149890	149890	149890	149890
Totl100%	111230t	173630t	173630t	173630t	173640t
Cauv100%					
Tax Value:					
Land 35%	4190	8310	8310	8310	8310
Bldg 35%	34740	52460	52460	52460	52460
Totl 35%	38930t	60770t	60770t	60770t	60770t
Hmstd35%	38830	53590	53590	53590	
Owner Oc	35.08	44.66	44.42	44.36	
Hmstd RB					
Net Tax	1640.14	2218.80	2234.64	2246.86	
Sp-Asmnt	27.00	27.00	24.00	27.00	

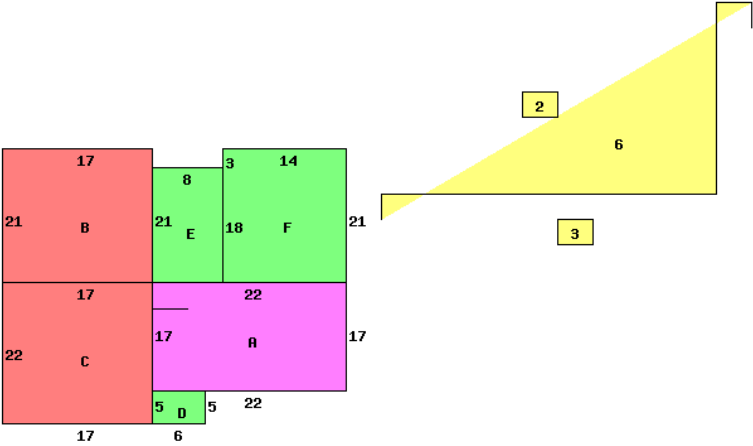
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1	F/C	M		374	
1H	F/C	A		357	
1H	F/C	A		374	
	OPF	P		30	900
	DK	P		144	2160
	PAT	P		294	880

a	*MAIN
b	ADDTN
c	ADDTN
d	PORCH
e	PORCH
f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
474	1	2016-10-21	BINGMAN JAMES O & THERESA	1SD	106000	9970	65770
376	1	2015-08-04	CLUM LASON P & NICHOLE	1SD	110000	9970	65770
189	1	2007-04-20	RUSHING NICOLE K & JESSE	1SD	110000	9400	54540
23	1	2004-01-22	KAHLEY TONYA	1DD *	0	7600	47290
1065	1	1991-12-20		1WD	30000	0	19910

Year	Land	Bldg	Total	Net Tax
2021	4190	34740	38930	1805.74
2020	4190	34740	38930	1832.98

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
322 HUBBELL - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



4594 TR 35 45810

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1105 101980
	Part Upper	FRAME 731 33900
	Subtotal	135880
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 3270
Floor/Hardwood	X X	Plumbing 2100
Floor/Carpet	X X	Extra Features 3940
Floor/Tile-Lino	L	Total Value 145190
Number of Rooms	3 3	
Bedrooms	1 2	
Central Heat	A	PUB ELECTRIC
		PRIV WATER
		PRIV SEWER
		PUB PAVED ST/RD
Heat Pump	A	
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code:
Extra 3 Fixture	1	Dwl/Gar/NC% 1.2700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1836	30X40	1200	C	1930GD	145190	145190	.40		110640
2 Pole Build		10X14	140		C	2022AV	18000	18000	.05		17100
3 Shed	*NV 0	24X32	768		C	2017AV	18430	18430	.20		18730
5 Garage		6X20	120		C	2022AV	3600	3600	.05		3420
6 P	OPF										
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
	.9300	frontage		factor	rate	rate	value	value			
					25000	25000	23750	23750			