LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-280112.0000 RES
EE05.01 2025

sale

2022 BEAM KATHERINE A TRUS	2014-10-09	
2023 BEAM KATHERINE A TRUS	2014-10-09	
2024 BEAM KATHERINE A TRUS	2014-10-09	
2025 BEAM KATHERINE A TRUSTE	2014-10-09 S2 NW4 S28 4.475A	
4352 TR 35	2WD	
	$0	
ADA OH 45810		

Orig Tax Year 2014
Parent: 24-280035.0000

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

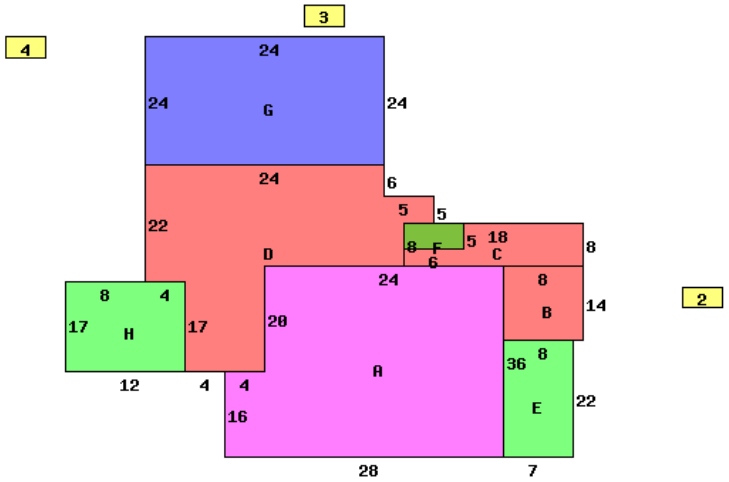
	2022	2023	2024	2025	2025			
Tax Year								CAMA
Prop Cls	511	511	511	511	511			511
Acres	4.4750	4.4750	4.4750	4.4750	4.4750			
Land100%	20600	38310	38310	38310	38310			38320
Bldg100%	137090	167600	167600	167600	167600			167590
Totl100%	157690t	205910t	205910t	205910t	205910t			205910t
Cauv100%	24940	24940	24940	24940				
Tax Value:								
Land 35%	7210	13410	13410	13410	13410			13410
Bldg 35%	47980	58660	58660	58660	58660			58660
Totl 35%	55190t	72070t	72070t	72070t	72070t			72070t
Hmstd35%	46560	59010	59010	59010	59010			
Owner Oc	42.06	49.18	48.92	48.84	49.14	hmstd	8750 l	50260 b
Hmstd RB								
Net Tax	2332.86	2635.16	2653.96	2668.42	2684.86			
Sp-Asmnt	21.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		928		a	*MAIN
1 B	F	A		112		b	ADDTN
1 B	F	A		144		c	ADDTN
1 B	F	A		669		d	ADDTN
	OFP	P		154	4620	e	PORCH
	OFP	P		30	900	f	PORCH
	F2	G		576	13820	g	GRAGE
	EFP	P		204	8160	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
496	2	2014-10-09	BEAM KATHERINE A TRUSTEE	1WD *	0	0	94860
183	1	2013-04-22	TOWEY JAMES P	1QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	7210	47980	55190	2569.12
2020	7210	47980	55190	2607.92

project		ben acres	/ %	factor
325 KLINGER DITCH - HOG CREEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



4352 TR 35 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1853	131160
	Full Upper	FRAME	928	61010
	Basement		1369	25340
	Subtotal			217510
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	4840
Unfinished Wall	X	Plumbing	1400
Floor/Carpet	X X	Garages and Carports	13820
Floor/Concrete	X	Extra Features	13680
Number of Rooms	1 5 4	Total Value	251250
Bedrooms	1 3		
		PUB PAVED ST/RD	
Central Heat	A		
		Neighborhood:	
Heat Pump	A	Code:	2400
Central A/C	A	Dwl/Gar/NC%	1.2700
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2781		C	OLD/AV	251250	.55		143590
2	Garage		22X24	528		C	OLD/AV	12670	.65		5630
3	Pole Build		54X81	4374		C	1980AV	52490	.65		18370
4	POND	*.31AC		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				25000	25000	25000	25000
small acreage	3.1650				5000	4210	13320	13320
road	.3100							

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