LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-281027.0000 RES
EE25 2026

sale

2023 BRACE AVANELL J TRUST	2003-12-18	
2024 BRACE AVANELL J TRUST	2003-12-18	
2025 BRACE AVANELL J TRUST	2003-12-18	
2026 BRACE AVANELL J TRUSTEE	2003-12-18 S 1/2 SE 1/4 PT S28	
4935 SR 235	2QC 1.27A	
	$0	
ADA OH 45810		

Eff Rate: – 40.58 — 40.81 — 41.26 — 41.27 — a/r

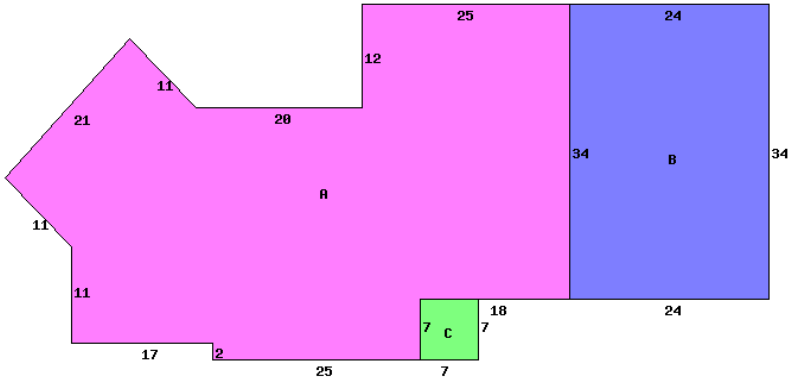
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.2700	1.2700	1.2700	1.2700	1.2700			
Land100%	26340	26340	26340	26340		26340	18600	18600
Bldg100%	153140	153140	153140	153140		153140	223090	223090
Totl100%	179490t	179490t	179490t	179490t		179490t	241690t	241690t
Cauv100%								
Tax Value:								
Land 35%	9220	9220	9220	9220		9220	6510	6510
Bldg 35%	53600	53600	53600	53600		53600	78080	78080
Totl 35%	62820t	62820t	62820t	62820t		62820t	84590t	84590t
Hmstd35%	62350	62350	62350	62350		62350	84120	
Owner Oc	51.96	51.68	51.94	51.62	51.94	hmstd 8750 l 53600 b		
Hmstd RB	333.90	359.32	376.52	374.24	376.52			
Net Tax	1953.96	1944.96	1954.64	1942.64	1954.64			
Sp-Asmnt	27.00	24.00	27.36	27.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2008		a	*MAIN
	F2	G		816	19580	b	GRAGE
	OFP	P		49	1470	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
578	2	2003-12-18	BRACE AVANELL J TRUSTEE	2QC *	0	8890	72290
850	1	1992-09-10		1WD *	0	0	56910

Year	Land	Bldg	Total	Net Tax
2022	4690	45350	50040	1739.78
2021	4690	45350	50040	1915.38

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		



4935 SR 235 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2008	137350
	Basement		441	8480
	Subtotal			145830
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Panelled Wall	X	Garages and Carports	19580
Unfinished Wall	X	Extra Features	1845
Floor/Carpet	X	Total Value	168655
Floor/Tile-Lino	X		
Number of Rooms	1 7	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
HOT WATER		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	2400
		Dwl/Gar/NC%	1.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2008		C+	1964GD	185520	.35		223090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.2700				5000	5000	1350	1350

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

24-281027.0000-v082020R