

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-281028.0000  
EE24

RES  
2025

sale

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

2022 COGAR DELBERT & ANNET	2012-06-05
2023 GAVIN PROPERTIES LLC	2022-07-28
2024 GAVIN PROPERTIES LLC	2022-07-28
2025 GAVIN PROPERTIES LLC	2022-07-28
2959 CR 60	PT SE 1/4 SE 1/4 S28 LWD 1.372A
ADA OH 45810	\$335,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.3720	1.3720	1.3720	1.3720	
Land100%	13710	26860	26860	26860	26860
Bldg100%	204830	269400	269400	269400	269410
Totl100%	218540t	296260t	296260t	296260t	296270t
Cauv100%					
Tax Value:					
Land 35%	4800	9400	9400	9400	9400
Bldg 35%	71690	94290	94290	94290	94290
Totl 35%	76490t	103690t	103690t	103690t	103690t
Hmstd35%	76100				
Owner Oc	68.74				
Hmstd RB	368.58				
Net Tax	2854.16	3862.08	3888.72	3909.44	
Sp-Asmnt	45.00	45.00	36.00	45.00	

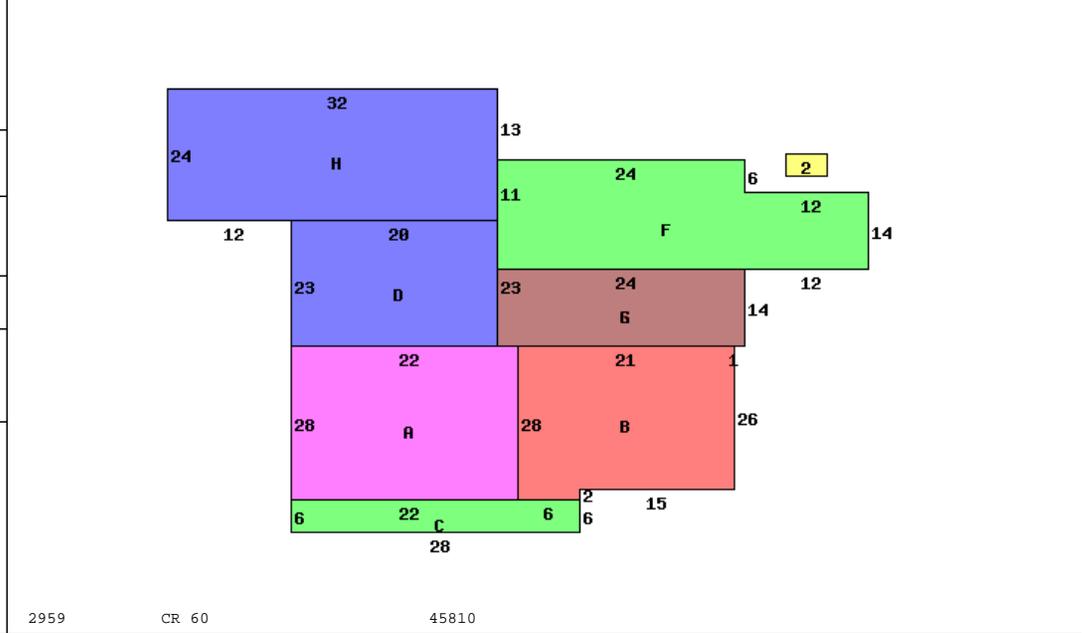
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		616		b	ADDTN
1	B	F	A	558		c	PORCH
		OFF	P	168	5040	d	GRAGE
		F2	G	460	11040	e	OTHER
		VAUL	U	336		f	PORCH
		DK	P	648	9720	g	ADDTN
1	F/C	A		336		h	GRAGE
	F	G		768	18430		

#: 29, 47 L/W  
2017 DUPLICATE COMBINED PARCELS  
242810290000 1.00A  
242810470000 .172A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
382	1	2022-07-28	GAVIN PROPERTIES LLC	LWD	335000	13710	204830
243	1	2012-06-05	COGAR DELBERT & ANNETTE	LWD	180000	11110	132310
339	1	2009-11-05	TURNER JAMES E	1TD *	0	11090	138660
288	2	1998-06-22	TURNER MARY ANN TRUSTEE	2WD *	0	11510	65230

Year	Land	Bldg	Total	Net Tax
2021	4800	71690	76490	3142.30
2020	4800	71690	76490	3189.74

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



2959 CR 60 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	Main 1510 119260
	Full Upper FRAME 616 49400
	Basement 558 10620
	Subtotal 179280
Shingle	Roof HIP
Plaster/Drywall	D D 320 sq ft
Basement Finish	3640
Fireplaces	2000
Air Conditioning	3750
Plumbing	2800
Garages and Carports	29470
Extra Features	14760
Total Value	235700
Number of Rooms	1 4 2
Bedrooms	1 3
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2400
Dwl/Gar/NC%	1.2700
Standard	1
Extra 3 Fixture	1
Extra Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F		2446		B-	1964VG		282840	.25		269410
2 Shed	*NV		0			OLD/		0			0
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value	value				
	1.0000			25000	25000	1860	1860				
	.3720			5000	5000						