

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 — 41.27 — 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	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	1.3720	1.3720	1.3720	1.3720	1.3720	
Land100%	13710	26860	26860	26860	26860	26860
Bldg100%	204830	269400	269400	269400	269400	269410
Totl100%	218540t	296260t	296260t	296260t	296260t	296270t
Cauv100%						
Tax Value:						
Land 35%	4800	9400	9400	9400	9400	9400
Bldg 35%	71690	94290	94290	94290	94290	94290
Totl 35%	76490t	103690t	103690t	103690t	103690t	103690t
Hmstd35%	76100					
Owner Oc	68.74					
Hmstd RB	368.58					
Net Tax	2854.16	3862.08	3888.72	3909.44	3933.52	
Sp-Asmnt	45.00	45.00	36.00	45.00		

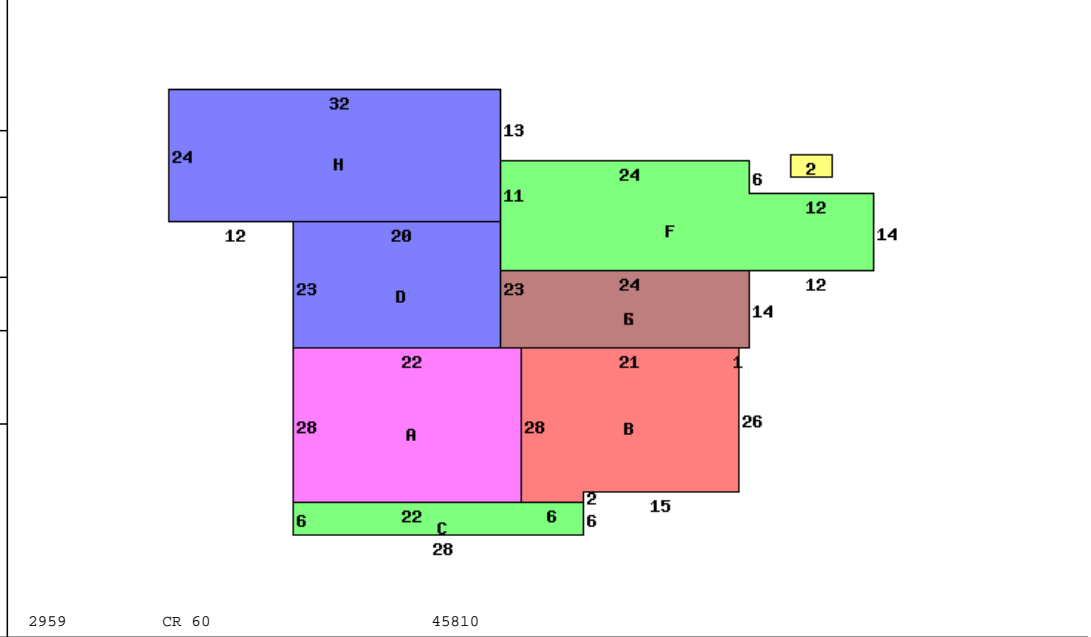
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		616			
1	B	F	A	558		b	ADDTN
		OFF	P	168	5040	c	PORCH
		F2	G	460	11040	d	GRAGE
		VAUL	U	336		e	OTHER
		DK	P	648	9720	f	PORCH
1	F/C	A		336		g	ADDTN
	F	G		768	18430	h	GRAGE

#: 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
Panelled Wall	X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Carpet	X X
Floor/Concrete	X
Floor/Tile-Lino	T
Number of Rooms	1 4 2
Bedrooms	1 3
Fireplace	
Openings	1
Stacks	1
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra Fixture	1
Basement Finish	3640
Fireplaces	2000
Air Conditioning	3750
Plumbing	2800
Garages and Carports	29470
Extra Features	14760
Total Value	235700
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2400
Dwl/Gar/NC%	1.2700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F	FtxFt	2446	Rate	B-	1964VG	282840	.25	Dpr	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					

Call Back:	Sign: PSN Date: 2016-02-02	Lister:	24-281028.0000-v082020R
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