LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-281028.0000 RES
EE24 2026

sale

2023 GAVIN PROPERTIES LLC	2022-07-28	
2024 GAVIN PROPERTIES LLC	2022-07-28	
2025 GAVIN PROPERTIES LLC	2022-07-28	
2026 GAVIN PROPERTIES LLC	2022-07-28 PT SE 1/4 SE 1/4 S28	
2959 CR 60	1WD	1.372A
	$335,000	
ADA OH 45810		

2028 FRICANO DOMENICO & SUSA	2026-08-07	
2959 CR 60	1SD	
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	1.3720	1.3720	1.3720	1.3720	1.3720			
Land100%	26860	26860	26860	26860		26860	19110	19110
Bldg100%	269400	269400	269400	269400		269400	392430	392440
Totl100%	296260t	296260t	296260t	296260t		296260t	411540t	411550t
Cauv100%								
Tax Value:								
Land 35%	9400	9400	9400	9400		9400	6690	6690
Bldg 35%	94290	94290	94290	94290		94290	137350	137350
Totl 35%	103690t	103690t	103690t	103690t		103690t	144040t	144040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3862.08	3888.72	3933.52	3909.44	3933.52			
Sp-Asmnt	45.00	36.00	45.00	45.00				

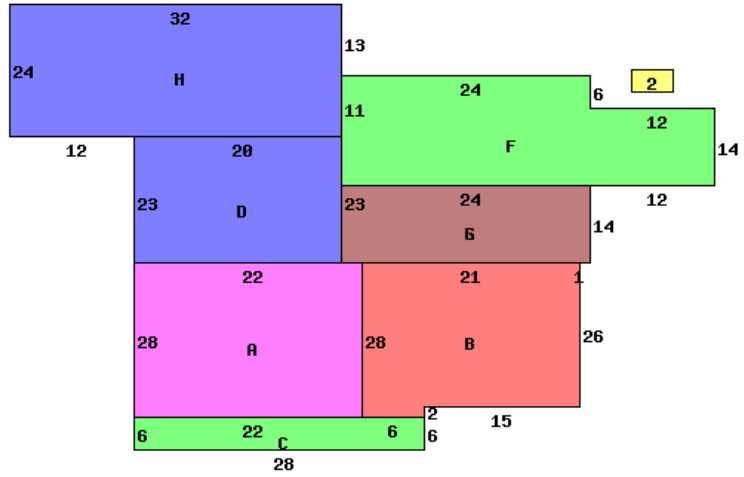
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F	M		616		a	*MAIN
1 B	F	A		558		b	ADDTN
	OFP	P		168	5040	c	PORCH
	F2	G		460	11040	d	GRAGE
	VAUL	U		336		e	OTHER
	DK	P		648	9720	f	PORCH
1	F/C	A		336		g	ADDTN
	F	G		768	18430	h	GRAGE

#: 29, 47 L/W
2017 DUPLICATE COMBINED PARCELS
2428102900000 1.00A
2428104700000 .172A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
308	1	2026-08-07	FRICANO DOMENICO & SUSAN	1SD		390000	26860	269400
382	1	2022-07-28	GAVIN PROPERTIES LLC	1WD		335000	13710	204830
243	1	2012-06-05	COGAR DELBERT & ANNETTE	1WD		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
2022	4800	71690	76490	2854.16
2021	4800	71690	76490	3142.30

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1510	119260
	Full Upper	FRAME	616	49400
	Basement		558	10620
	Subtotal			179280
Shingle	Roof	HIP		

B 1 2 U A

	D D	320 sq ft	Basement Finish		3640
Plaster/Drywall			Fireplaces		2000
Panelled Wall	X		Air Conditioning		3750
Unfinished Wall	X		Plumbing		2800
Floor/Hardwood	X		Garages and Carports		29470
Floor/Carpet	X X		Extra Features		14760
Floor/Concrete	X		Total Value		235700
Floor/Tile-Lino	T				
Number of Rooms	1 4 2				
Bedrooms	1 3		PUB ELECTRIC		
			PUB GAS		
Fireplace			PRIV WATER		
Openings	1		PRIV SEWER		
Stacks	1		PUB PAVED ST/RD		
Central Heat	A				
FORCED AIR			Neighborhood:		
Central A/C	A		Code:		2400
Plumbing			Dwl/Gar/NC%		1.8500
Standard	1				
Extra 3 Fixture	1				
Extra 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 F		2446		B-	1964VG	282840	.25		392440
2	Shed	*NV		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.3720				5000	5000	1860	1860

Call Back: Sign: PSN Date: 2016-02-02 Lister: