

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-281028.0000
EE24

RES
2025

sale

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	PT SE 1/4 SE 1/4 S28
	2959 CR 60	1WD	1.372A
	ADA OH 45810	\$335,000	

Eff Rate:-	46.64	40.58	40.81	41.27	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	511	511	511	511	511
Acres	1.3720	1.3720	1.3720	1.3720	1.3720
Land100%	13710	26860	26860	26860	26860
Bldg100%	204830	269400	269400	269400	269400
Totl100%	218540t	296260t	296260t	296260t	296260t
Cauv100%					
Tax Value:					
Land 35%	4800	9400	9400	9400	9400
Bldg 35%	71690	94290	94290	94290	94290
Bldg 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	3933.52
Sp-Asmnt	45.00	45.00	36.00	45.00	

CAMA
511
19110
392440
411550t

2027	FRICANO DOMENICO & SUSAN	2026-08-07	
	2959 CR 60	1SD	
	ADA OH 45810		

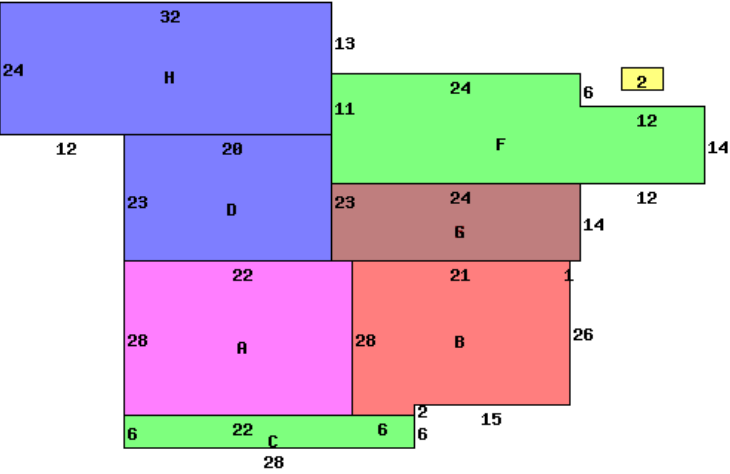
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
2	F	M		616	
1	F	A		558	
B	OF	P		168	5040
	F2	G		460	11040
	VAUL	U		336	
	DK	P		648	9720
1	F/C	A		336	
	F	G		768	18430

#: 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
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
2021	4800	71690	76490	3142.30
2020	4800	71690	76490	3189.74

O r o j e c t	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		
Plaster/Drywall			Basement Finish		3640
Panelled Wall	X		Fireplaces		2000
Unfinished Wall	X		Air Conditioning		3750
Floor/Hardwood	X		Plumbing		2800
Floor/Carpet	X X		Garages and Carports		29470
Floor/Concrete	X		Extra Features		14760
Floor/Tile-Lino	T		Total Value		235700
Number of Rooms	1 4 2				
Bedrooms	1 3				
Fireplace			PUB ELECTRIC		
Openings	1		PUB GAS		
Stacks	1		PRIV WATER		
Central Heat	A		PRIV SEWER		
FORCED AIR			PUB PAVED ST/RD		
Central A/C	A				
Plumbing			Neighborhood:		
Standard	1		Code:		2400
Extra 3 Fixture	1		Dwl/Gar/NC%		1.8500
Extra Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F	FtxFt	2446	Rate	B-	Cond	Value	Dpr	Dpr	Value
2 Shed	*NV		0			1964VG	282840	.25		392440
						OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
	1.0000		factor	17250	5000	1860	1860			
	.3720			5000	5000					