

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-281038.0000  
EE45

COM  
2025

sale

Eff Rate:- 50.26 — 47.36 — 47.55 — 47.75 — a/r

2022	PACIFICA OHIO LLC	2021-10-11	
2023	PACIFICA OHIO LLC	2021-10-11	
2024	PACIFICA OHIO LLC	2021-10-11	
2025	PACIFICA OHIO LLC	2021-10-11	PT N 1/2 SE 1/4 SEC 28
	4599 SR 235	2WD	6.34A
	ADA OH 45810	\$1,241,866	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	415	415	415	415	415	415
Acres	6.3400	6.3400	6.3400	6.3400	6.3400	
Land100%	75090	125140	125140	125140	125140	125130
Bldg100%	71830	96340	96340	96340	96340	96350
Totl100%	146910t	221490t	221490t	221490t	221490t	221480t
Cauvl00%						
Tax Value:						
Land 35%	26280	43800	43800	43800	43800	43800
Bldg 35%	25140	33720	33720	33720	33720	33720
Totl 35%	51420t	77520t	77520t	77520t	77520t	77520t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2584.22	3671.54	3686.48	3693.98	3701.90	
Sp-Asmnt	308.49	310.02	289.02	313.16		

24-0919: Oener: Britney Neel Vin #:M0139911 1987 Mansion  
 242810390000 .287a  
 242810400000 .316a  
 242810410000 .750a  
 242810420000 .553a  
 242810430000 1.04a  
 242810440000 3.08a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
548	2	2021-10-11	PACIFICA OHIO LLC	2WD	1241866	75090	71830
269	2	2004-05-14	MHC ASSOC LIMITED PART	2WD	350000	44370	129800
196	1	2001-05-01	HARDIN COUNTY TITLE AGEN	1WD *	0	44370	129800
206	1	2001-05-01	SHELDON JEFFREY L & AMY	1WD	160000	44370	129800

Year	Land	Bldg	Total	Net Tax
2021	26280	25140	51420	2859.16
2020	26280	25140	51420	2896.92

Project	ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL				XA/2025
107 GRASS RUN #933 - HOG CREEK				XA/2025
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
322 HUBBELL - HOG CREEK				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021

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4599 SR 235 45810

Neighborhood:  
Code: 2400  
Dwl/Gar/NC% 1.2700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
	*	FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
1 MH PARK		30	74.30	C	1975AV	224700	.60	89880	
2 Garage		26X38	988	24.00	C	1982FR	23710	.80	4740
3 PUMP HSE		12X24	288	30.00	C	1982AV	8640	.80	1730

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				25000		25000	25000
site value	5.3400				18750		100130	100130