

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

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

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

p r o j e c t		ben acres	/ %	factor
500				
107				
110				
322				
577				

2

1

3

4599 SR 235 45810

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

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

Call Back:

Sign: PSN Date: 2015-09-03 Lister:

24-281038.0000-v082020R