LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-281038.0000 COM
EE45 2026

sale

2023 PACIFICA OHIO LLC	2021-10-11	
2024 PACIFICA OHIO LLC	2021-10-11	
2025 PACIFICA OHIO LLC	2021-10-11	
2026 PACIFICA OHIO LLC	2021-10-11 PT N 1/2 SE 1/4 SEC 28	
4599 SR 235	2WD	6.34A
	$1,241,866	
ADA OH 45810		

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

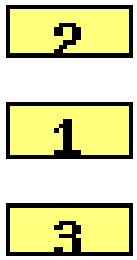
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	415	415	415	415	0	415	415	415
Acres	6.3400	6.3400	6.3400	6.3400	6.3400			
Land100%	125140	125140	125140	125140		125140	150170	150160
Bldg100%	96340	96340	96340	96340		96340	115630	115630
Totl100%	221490t	221490t	221490t	221490t		221490t	265800t	265790t
Cauv100%								
Tax Value:								
Land 35%	43800	43800	43800	43800		43800	52560	52560
Bldg 35%	33720	33720	33720	33720		33720	40470	40470
Totl 35%	77520t	77520t	77520t	77520t		77520t	93030t	93030t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3671.54	3686.48	3701.90	3693.98	3701.90			
Sp-Asmnt	310.02	289.02	313.16	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:bldg
548	2	2021-10-11	PACIFICA OHIO LLC	2WD	1241866	75090	71830
269	2	2004-05-14	4 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
2022	26280	25140	51420	2584.22
2021	26280	25140	51420	2859.16

p r o j e c t		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			



4599 SR 235 45810

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH PARK	*		30	74.30	C	1975AV	224700	.60		107860
2	Garage		26X38	988	28.80	C	1982FR	23710	.80		5690
3	PUMP HSE		12X24	288	36.00	C	1982AV	8640	.80		2080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				25000		25000	30000
site value	5.3400				18750		100130	120160

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

24-281038.0000-v082020R