LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-300030.0000 RES
GG32 2026

sale

2023 GRIM BRIAN K & ERIN J	1995-11-17	
2024 GRIM BRIAN K & ERIN J	1995-11-17	
2025 GRIM BRIAN K & ERIN J	1995-11-17	
2026 GRIM BRIAN K & ERIN J	1995-11-17 NE COR SE1/4 SE1/4 S30	
4801 TR 25	1WD	2.066A
	$130,000	
ADA OH 45810		

2028 NC HOLDINGS 1 LLC	2026-07-24	
4801 TR 25	4WD	
ADA OH 45810		

Eff Rate: 40.58 — 40.81 — 41.26 — 41.27 — a/r

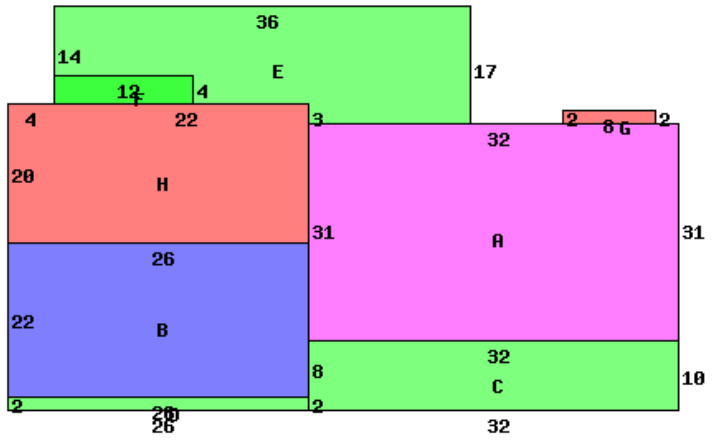
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0700	2.0700	2.0700	2.0700	2.0700			
Land100%	29340	29340	29340	29340		29340	21600	21600
Bldg100%	257740	257740	257740	257740		257740	375460	375450
Totl100%	287090t	287090t	287090t	287090t		287090t	397060t	397050t
Cauv100%								
Tax Value:								
Land 35%	10270	10270	10270	10270		10270	7560	7560
Bldg 35%	90210	90210	90210	90210		90210	131410	131410
Totl 35%	100480t	100480t	100480t	100480t		100480t	138970t	138970t
Hmstd35%	98960	98960	98960	98960		98960	137450	
Owner Oc	82.48	82.04	82.42	81.92	82.42	hmstd 8750 l	90210 b	
Hmstd RB								
Net Tax	3660.04	3686.30	3729.34	3706.48	3729.34			
Sp-Asmnt	21.22	21.22	22.82	22.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		992		a	*MAIN
F	F	G		572	13730	b	GRAGE
	DK	P		320	4800	c	PORCH
	OH	P		52	1980	d	PORCH
	DK	P		546	8190	e	PORCH
	BAL	P		48	720	f	PORCH
1	F	A		16		g	ADDTN
2	F	A		520		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
278	4	2026-07-24	NC HOLDINGS 1 LLC	4WD	392400	29340	257740
1128	1	1995-11-17	GRIM BRIAN K & ERIN J	1WD	130000	10910	88800
177	2	1990-03-08		2WD	1000	2000	0

Year	Land	Bldg	Total	Net Tax
2022	5320	76760	82080	3458.72
2021	5320	76760	82080	3807.96

project		ben acres	/ %	factor
111 CLARK - HOG CREEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



4801 TR 25 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1528	120680
	Full Upper	FRAME	1092	62990
	Basement		992	18500
	Subtotal			202170
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms	2	6	3		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Fireplaces		2000
Air Conditioning		4620
Plumbing		3500
Garages and Carports		13730
Extra Features		16730
Total Value		242750
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
Neighborhood:		
Code:		2400
Dwl/Gar/NC%		1.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2620		C+	1990GD	267030	.24		375450

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.8700				5000	5000	4350	4350
road	.2000							

Call Back: Sign: PSN Date: 2015-09-08 Lister:

24-300030.0000-v082020R