LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-310034.0000 AGR
HH02.02 2025

## sale

| | | |
|---|---|---|
| 2023 NELSON ANNETTE C TRUS | | |
| 2024 COLLINS SUSANNE ALANE | 2023-01-03 | |
| 2025 COLLINS SUSANNE ALANE | 2023-01-03 PT S2 SW4 & PT S2 SE4 S31 | |
| 0631 SR 309 | 6QC | 2.74A |
| | $0 | |
| ALGER OH 45812 | | |

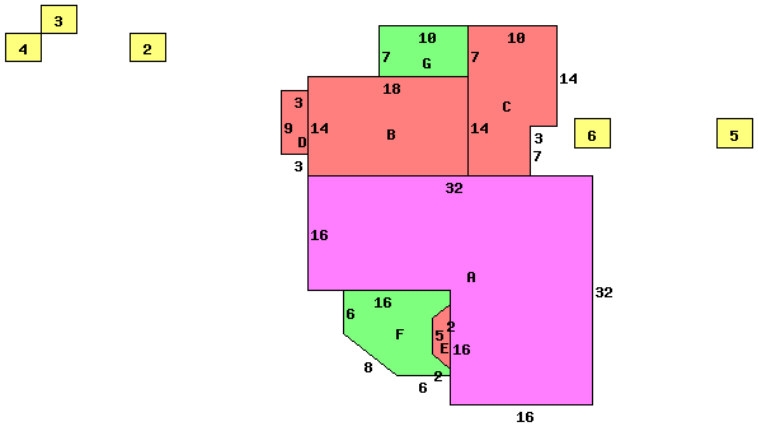
Orig Tax Year 2024
Parent: 24-310012.0000

| Eff Rate:- | 40.58 | 40.81 | 41.27 | a/r | | |
|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2025 | | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | | 111 |
| Acres | | 2.7400 | 2.7400 | 2.7400 | | |
| Land100% | | 24230 | 24230 | 19000 | | 24240 |
| Bldg100% | 149310 | 149310 | 149310 | 149310 | | 201700 |
| Totl100% | 149310t | 173540t | 173540t | 168310t | | 225940t |
| Cauv100% | 19000 | 19000 | 19000 | | | 18990 |
| Tax Value: | | | | | | |
| Land 35% | 6650 | 6650 | 6650 | 6650 | | 8480 |
| Bldg 35% | 52260 | 52260 | 52260 | 52260 | | 70600 |
| Totl 35% | 58910t | 58910t | 58910t | 58910t | | 79080t |
| Hmstd35% | 45410 | 45410 | 45410 | 45410 | | |
| Owner Oc | 37.84 | 37.64 | 37.60 | 37.82 | hmstd 5250 l 40160 b | |
| Hmstd RB | 333.90 | 359.32 | 374.24 | 376.52 | | |
| Net Tax | 1822.44 | 1812.36 | 1809.24 | 1820.42 | | |
| | | 68.62 | 69.00 | | | |
| Sp-Asmnt | 18.00 | 18.00 | 18.00 | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 768 | | a | *MAIN |
| 1 | F/C | A | | 252 | | b | ADDTN |
| 1 | F/C | A | | 189 | | c | ADDTN |
| 1 | F/C | A | | 27 | | d | ADDTN |
| 2 | B/C | A | | 14 | | e | ADDTN |
| | OFP | P | | 112 | 3360 | f | PORCH |
| | STP | P | | 70 | 280 | g | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 32 | 6 | 2023-01-03 | COLLINS SUSANNE ALANE | 6QC * | 0 | 0 | 0 |

| p r o j e c t | | ben acres / % factor |
|---|---|---|
| 577 OTTAWA RIVER PROJECT MAINT | XA/2021 | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | |




0631 SR 309 45812

Occupancy 1 Single Family

Story Height 2
Floor Level
Shingle

| | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| Main | BRICK | | 1250 | 114100 |
| Full Upper | BRICK | | 782 | 63080 |
| Basement | | | 384 | 7420 |
| Subtotal | | | | 184600 |
| Roof | HIP | | | |

| | B 1 2 U A |
|---|---|
| Plaster/Drywall | X X |
| Unfinished Wall | X |
| Floor/Hardwood | X X |
| Floor/Carpet | X X |
| Floor/Concrete | X |
| Floor/Tile-Lino | L |
| Number of Rooms | 1 5 3 |
| Bedrooms | 1 3 |
| Central Heat | X |
| SPACE/FA | |
| Plumbing | |
| Standard | 1 |

| | |
|---|---|
| Heating | -910 |
| Extra Features | 3640 |
| Total Value | 187330 |
| 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 | 2 B F | | 2032 | | C | 1880AV | 187330 | .55 | | 155950 | |
| 2 | Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 | |
| 3 | Garage | | 24X30 | 720 | | C | 1991AV | 17280 | .65 | | 11190 | |
| 4 | Pole Build | | 100X70 | 7000 | | C | 1965FR | 67200 | .70 | | 20160 | 1 SIDE OPN |
| 5 | Shed | | 40X80 | 3200 | | C | 1965FR | 38400 | .70 | | 11520 | |
| 6 | Quonset | | 20X40 | 800 | | C | 1965FR | 9600 | .70 | | 2880 | |

| Tab # | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|
| C 2 | BOB | BLOUNT SILT LOAM, 2 | 1.3470 | 5770 | 7770 | 2360 | 3180 |
| C 52 | PKA | PEWAMO SICL 0-1% SL | .2260 | 6490 | 1470 | 3560 | 810 |
| 670 | HSITE | HOMESITE | 1.0000 | 15000 | 15000 | 15000 | 15000 |
| 980 | ROAD | ROAD | .1670 | | | | |
| | | | 2.74 | | 24240 | (100%) | 18990 |
| | | | | | 8480 | ( 35%) | 6650 |

CAUV # 4578