LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-330020.0000 AGR
JJ36 2026

sale

2023 MCKINLEY ANN L TRUSTE	2022-02-10	
2024 MCKINLEY ANN L TRUSTE	2022-02-10	
2025 MCKINLEY ANN L TRUSTE	2022-02-10	
2026 MCKINLEY ANN L TRUSTEE	2022-02-10	S PT SW 1/4 NW 1/4
5460 CR 35	3QC	S33 9.927A
	$0	
ADA OH 45810		

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

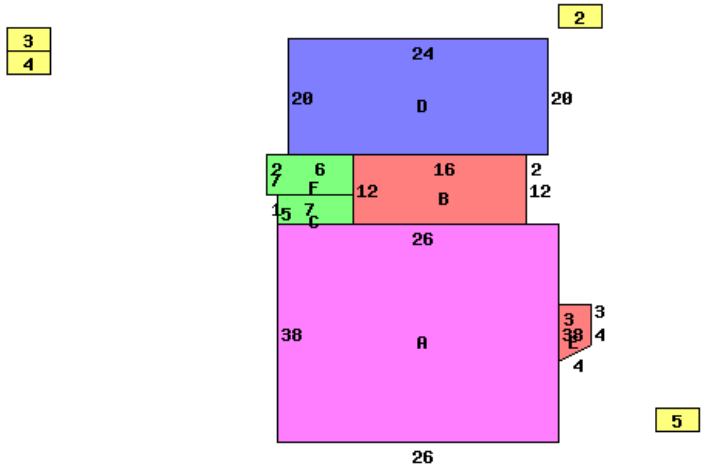
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	9.9270	9.9270	9.9270	9.9270	9.9270			
Land100%	74630	74630	74630	74630		74630	108230	108230
Bldg100%	123430	123430	123430	123430		123430	173510	173510
Totl100%	198060t	198060t	198060t	198060t		198060t	281740t	281740t
Cauv100%	46460	46460	46460	46460		74630	108230	54380
Tax Value:								
Land 35%	16260	16260	16260	16260		16260	19030	37880
Bldg 35%	43200	43200	43200	43200		43200	60730	60730
Totl 35%	59460t	59460t	59460t	59460t		59460t	79760t	98610t
Hmstd35%	45360	45360	45110	45110		45110	65650	
Owner Oc	37.80	37.60	37.58	37.34	37.58	hmstd 8750 l	36360 b	
Hmstd RB	333.90	359.32	376.52	374.24	376.52			
Net Tax	1842.98	1833.04	1841.54	1830.24	1841.54			
Cauv Sav	531.88	367.24	369.78	371.74				
Sp-Asmnt	47.16	44.16	58.31	58.31				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		988		a	*MAIN
1	F/C	A		192		b	ADDTN
	DK	P		35	530	c	PORCH
	F	G		480	11520	d	GRAGE
2	F/C	A		26		e	ADDTN
	WDD	P		56	840	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
78	3	2022-02-10	MCKINLEY ANN L TRUSTEE	3QC *	0	58030	92030
431	2	2016-10-18	MCKINLEY ANN L	2CT *	0	49170	65110

Year	Land	Bldg	Total	Net Tax
2022	7950	32210	40160	1331.30
2021	7950	32210	40160	1466.44

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



5460 CR 35 45810

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1206	103260
	Full Upper	FRAME	26	3340
	Part Upper	FRAME	988	38490
	Basement		988	18430
	Subtotal			163520
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X			Air Conditioning	3950
Panelled Wall		X				Plumbing	1400
Unfinished Wall	X					Garages and Carports	11520
Floor/Pine		X	X			Extra Features	1370
Floor/Carpet		X				Total Value	181760
Floor/Concrete	X						
Floor/Tile-Lino		L				PUB ELECTRIC	
Number of Rooms		1	4	4		PRIV WATER	
Bedrooms		1	4			PRIV SEWER	
						PUB PAVED ST/RD	
Central Heat		A					
FORCED AIR						Neighborhood:	
Central A/C		A				Code:	2400
Plumbing						Dwl/Gar/NC%	1.8500
Standard	1						
Extra 2 Fixture	1						

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F		2220		C	1904AV	181760	.55		151320	
2	Garage		24X33	792		D	1971FR	15210	.70		8440	
3	Pole Build		18X40	720		C	1971FR	8640	.70		2590	
4	Pole Build		36X40	1440		C	2003AV	20880	.50		10440	CONCRET FL
5	P	DK	10X16	160		C	1971FR	2400	.70		720	

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	2.8981	8740	25330	2550	7390
C 2	BOB	BLOUNT SILT LOAM, 2	1.1083	8370	9280	2230	2470
C 51	WSTL	WASTE LAND	.1000	170	20	50	10
C 52	PKA	PEWAMO SICL 0-1% SL	2.2340	9410	21020	3450	7710
W 1	BOA	BLOUNT SILT LOAM 0-	.9699	5230	5070	230	220
W 52	PKA	PEWAMO SICL 0-1% SL	1.4456	7790	11260	230	330
672	HSITE	HOMESITE	1.0000	36250	36250	36250	36250
980	ROAD	ROAD	.1711				
			9.927		108230	(100%)	54380
					37880	(35%)	19030

CAUV # 4460

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