

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-330039.0000  
JJ29

RES  
2025

sale

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.27 — a/r

2022	BMAR HOLDINGS LLC	2013-07-30	
2023	BMAR HOLDINGS LLC	2013-07-30	
2024	BMAR HOLDINGS LLC	2013-07-30	
2025	BMAR HOLDINGS LLC	2013-07-30	PT W2 NE4 S33 3.00A
	2520 CR 60	IDD	
	ADA OH 45810	\$48,000	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	561	561	561	561	561	561
Acres	3.0000	3.0000	3.0000	3.0000	3.0000	35000
Land100%	18600	35000	35000	35000	35000	89640
Bldg100%	73710	89630	89630	89630	89630	124640t
Totl100%	92310t	124630t	124630t	124630t	124630t	
Cauvl00%						

Orig Tax Year 2001  
Parent: 24-330030.0000

Tax Value:						
Land 35%	6510	12250	12250	12250	12250	12250
Bldg 35%	25800	31370	31370	31370	31370	31370
Totl 35%	32310t	43620t	43620t	43620t	43620t	43620t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1390.34	1624.68	1635.90	1644.60	1654.74	
Sp-Asmnt	30.57	32.30	29.30	35.76		

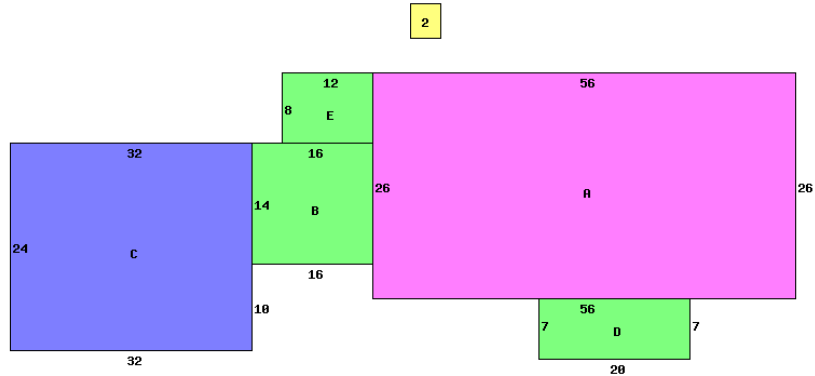
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1456		a	*MAIN
	EFFP	P		224	8960	b	PORCH
	F	G		768	18430	c	GRAGE
	DK	P		140	2100	d	PORCH
	PAT	P		96	290	e	PORCH

L/C SAMUEL PHIPPS 3-29-2017

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
376	1	2013-07-30	BMAR HOLDINGS LLC	IDD *	48000	16510	81740
576	1	2006-09-19	SIMON BROOKS M & MEGAN R	LSW	100000	15910	80740
359	1	2006-06-09	WACHOVIA BANK NA	LSH	70000	15910	80740
5	1	2000-01-04	BROWN LANCE & LAURIE	LWD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	25800	32310	1533.54
2020	6510	25800	32310	1556.74

project	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



2520 CR 60 45810

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1456 114600
	Subtotal		114600
Shingle	Roof	GABLE	
Plaster/Drywall	D	Air Conditioning	2560
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	18430
Number of Rooms	6	Extra Features	11350
Bedrooms	3	Total Value	149040
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	2400
		Dwl/Gar/NC%	1.2700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	26X56	1456		MHD	2000FR	119230	.26	.20	89640
2 Shed	*PP	8X12	96			OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
	1.0000	1.0000		25000	25000	25000	25000			
	2.0000	2.0000		5000	5000	10000	10000			