LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-330043.0000 RES
JJ20 2025

sale

2022	BAUER PHILIP R & ALBE	2018-11-21
2023	BAUER PHILIP R & ALBE	2018-11-21
2024	BAUER PHILIP R & ALBE	2018-11-21
2025	BAUER PHILIP R & ALBERT	2018-11-21 PT E2 NE4 S33 5.06A
	5491 SR 235	1SD
		$300,000
	ADA OH 45810	

Orig Tax Year 2002
Parent: 24-330007.0000

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

Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	511	511	511	511	511			511
Acres	5.0600	5.0600	5.0600	5.0600	5.0600			
Land100%	22310	41200	41200	41200	41200			41200
Bldg100%	310460	346910	346910	346910	346910			346910
Totl100%	332770t	388110t	388110t	388110t	388110t			388110t
Cauv100%								
Tax Value:								
Land 35%	7810	14420	14420	14420	14420			14420
Bldg 35%	108660	121420	121420	121420	121420			121420
Totl 35%	116470t	135840t	135840t	135840t	135840t			135840t
Hmstd35%	113070	130170	130170	130170	130170			
Owner Oc	102.12	108.48	107.92	107.76	108.42	hmstd	8750 l	121420 b
Hmstd RB								
Net Tax	4909.78	4951.08	4986.54	5013.82	5044.72			
Sp-Asmnt	33.58	35.77	29.77	41.52				

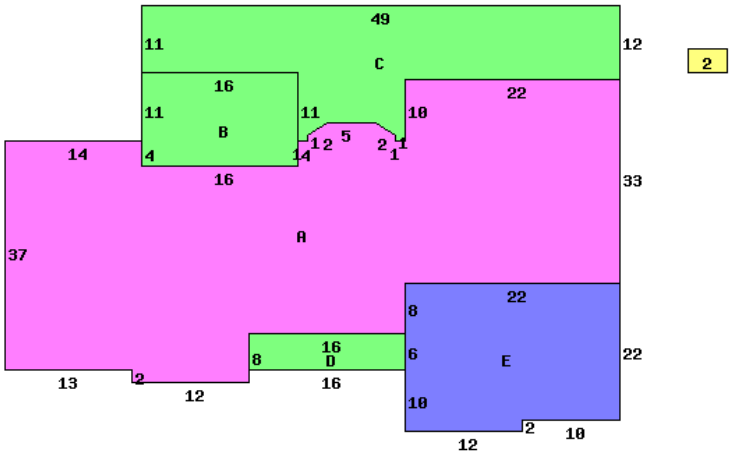
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2130		a	*MAIN
	EFP	P		240	9600	b	PORCH
	DK	P		659	9890	c	PORCH
	OFP	P		96	2880	d	PORCH
	F F	G		508	14750	e	GRAGE

#: 42 L/W
gas fireplace
243300420000 1.261A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
574	1	2018-11-21	BAUER PHILIP R & ALBERTIN	1SD	300000	21710	275340
48	1	2014-02-18	BALES RICHARD	1WD	300000	20200	212430
24	1	2006-01-13	CAMPOLI JOSEPH & MARGARE	1WD	25000	11340	0
482	1	2003-09-18	WAUGH KARLEN C & MISTY L	1SD	24000	12510	0

Year	Land	Bldg	Total	Net Tax
2021	7810	108660	116470	5405.72
2020	7810	108660	116470	5487.30

	p r o j e c t		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



5491 SR 235 45810

Occupancy 1 Single Family

Story Height 1
Floor Level

				Sq-Ft	Value
	Main	FRAME		2130	144160
	Basement			1065	19850
	Subtotal				164010
Shingle	Roof	HIP			
	B 1 2 U A				
Plaster/Drywall	D D	1000 sq ft	Basement Finish		10760
Unfinished Wall	X		Air Conditioning		3710
Floor/Hardwood	X		Plumbing		4200
Floor/Carpet	X		Garages and Carports		14750
Floor/Concrete	X		Extra Features		24290
Floor/Tile-Lino	X L		Total Value		221720
Number of Rooms	2 6				
Bedrooms	3		PUB ELECTRIC		
			PRIV WATER		
Central Heat	A		PRIV SEWER		
FORCED AIR			PUB PAVED ST/RD		
Heat Pump	A				
Central A/C	A		Neighborhood:		
Plumbing			Code:		2400
Standard	1		Dwl/Gar/NC%		1.2700
Extra 3 Fixture	1				
Extra 2 Fixture	1				
Extra Fixture	1				

*DWELLING COMPUTATIONS

	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		3130		B+	2006VG	310410	.12		346910
2	Shed	*PP	10X12	120			2006AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				25000	25000	25000	25000
small acreage	4.0600				5000	3990	16200	16200

Call Back: Sign: PSN Date: 2015-09-09 Lister: 24-330043.0000-v082020R