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

	2022	2023	2024	2025	2025				
Tax Year									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					

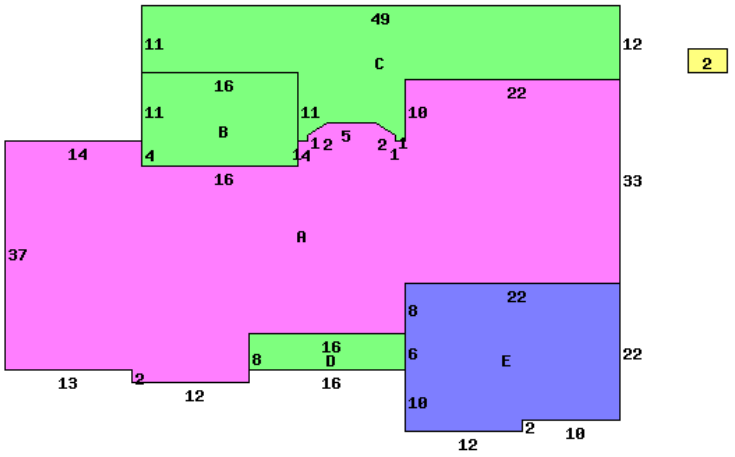
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2130		a	*MAIN
	EFP	P		240	9600	b	PORCH
	DK	P		659	9890	c	PORCH
	OFP	P		96	2880	d	PORCH
	F F	G		508	14750	e	GRAGE

#: 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 *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	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			

	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: