LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-340005.0000 AGR
AA09 2025

sale

2022 WYSS RONALD D
2023 WYSS RONALD D
2024 WYSS RONALD D
2025 WYSS RONALD D W 1/2 NE 1/4 S34 80.00A
3686 CR 60
$0
ADA OH 45810

Eff Rate: – 46.64 — 40.58 — 40.81 — 41.01 — a/r

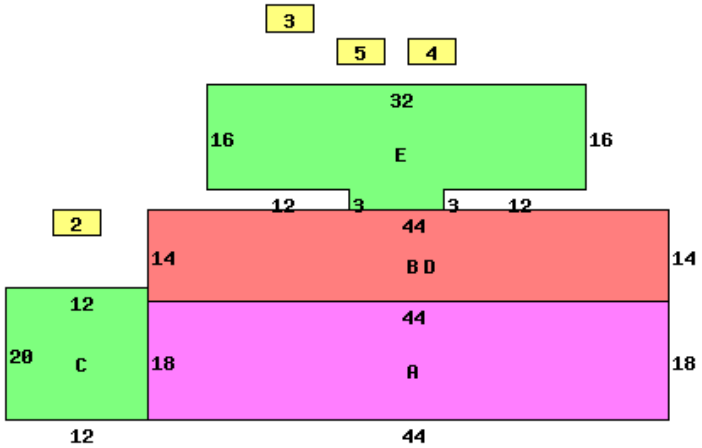
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	442940	495200	495200	495200	495190
Bldg100%	255400	294060	294060	294060	294060
Totl100%	698340t	789260t	789260t	789260t	789250t
Cauv100%	129060	248890	248890	248890	248890
Tax Value:					
Land 35%	45170	87110	87110	87110	173320
Bldg 35%	89390	102920	102920	102920	102920
Totl 35%	134560t	190030t	190030t	190030t	276240t
Hmstd35%	74910	88100	88100	87760	
Owner Oc	67.66	73.42	73.04	72.64	hmstd 8750 l 79010 b
Hmstd RB					
Net Tax	5722.68	7004.52	7053.74	7092.06	
Cauv Sav	4727.44	3211.00	3233.14	3250.38	
Sp-Asmnt	119.92	145.88	134.30	209.38	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		792		a	*MAIN
1 B	F	A		616		b	ADDTN
	EFP	P		240	9600	c	PORCH
	VAULT	X		616		d	OTHER
	DK	P		536	8040	e	PORCH

#: 11 L/W
243400110000 40.00a

Year	Land	Bldg	Total	Net Tax
2021	45170	89390	134560	6305.60
2020	45170	89390	134560	6400.86

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	
121 TIGHE - HOG CREEK	XA/2025	
577 OTTAWA RIVER PROJECT MAINT	XA/2021	



3686 CR 60 45810

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1408	111320
	Full Upper	FRAME	792	57950
	Basement		1408	26060
	Subtotal			195330
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	D D D	900 sq ft	Basement Finish 9770
Unfinished Wall	X		Air Conditioning 3890
Floor/Hardwood	X X		Plumbing 4200
Floor/Carpet	X X X		Extra Features 17640
Floor/Concrete	X		Total Value 230830
Floor/Tile-Lino	L		
Number of Rooms	3 4 2		PUB ELECTRIC
Bedrooms	1 2		PUB PAVED ST/RD
Central Heat	A		Neighborhood:
			Code: 2400
Heat Pump	A		Dwl/Gar/NC% 1.2700
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	2		

	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		3100		C+	1981AV	253910	.30		225730
2	CABOOSE	*SV 0	14X28	392			OLD/AV	400			400
3	Pole Build	1	124X60	7440		C	2015AV	89280	.25		66960
4	P	WDD0	12X18	216		C	OLD/FR	3240	.70		970
5	POND	*.38		0			OLD/AV	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	28.4622	6030	171630	2660	75710
C 2	BOB	BLOUNT SILT LOAM, 2	16.3980	5770	94620	2360	38700
C 17	HKA	HASKINS SILT LOAM 0	7.8894	5900	46550	2950	23270
C 51	WSTL	WASTE LAND	1.2500	120	150	50	60
C 52	PKA	PEWAMO SICL 0-1% SL	24.1627	6490	156820	3560	86020
W 2	BOB	BLOUNT SILT LOAM, 2	.0155	3130	50	470	10
W 52	PKA	PEWAMO SICL 0-1% SL	.0687	5370	370	1670	120
672	HSITE	HOMESITE	1.0000	25000	25000	25000	25000
980	ROAD	ROAD	.7535				
			80		495190	(100%)	248890
					173320	(35%)	87110

CAUV # 248

Call Back: Sign: PSN Date: 2015-09-01 Lister: 24-340005.0000-v082020R