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 — 41.27 — a/r

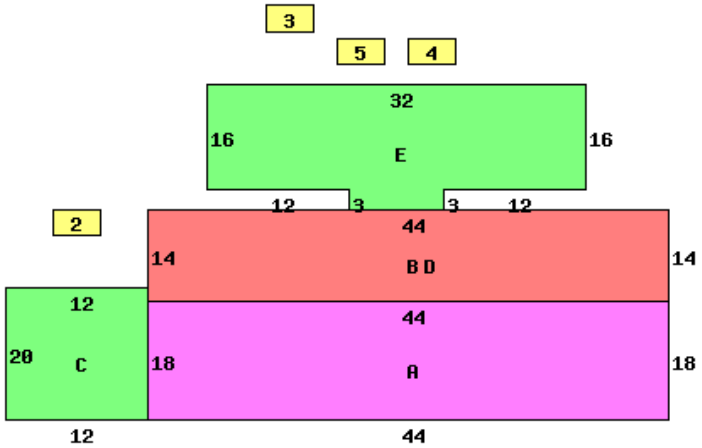
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 | | 111 |
| Acres | 80.0000 | 80.0000 | 80.0000 | 80.0000 | 80.0000 | | |
| Land100% | 442940 | 495200 | 495200 | 495200 | 248890 | | 495190 |
| Bldg100% | 255400 | 294060 | 294060 | 294060 | 294060 | | 294060 |
| Totl100% | 698340t | 789260t | 789260t | 789260t | 542940t | | 789250t |
| Cauv100% | 129060 | 248890 | 248890 | 248890 | | | 248890 |
| Tax Value: | | | | | | | |
| Land 35% | 45170 | 87110 | 87110 | 87110 | 87110 | | 173320 |
| Bldg 35% | 89390 | 102920 | 102920 | 102920 | 102920 | | 102920 |
| Totl 35% | 134560t | 190030t | 190030t | 190030t | 190030t | | 276240t |
| Hmstd35% | 74910 | 88100 | 88100 | 87760 | 87760 | | |
| Owner Oc | 67.66 | 73.42 | 73.04 | 72.64 | 73.10 | hmstd 8750 l | 79010 b |
| Hmstd RB | | | | | | | |
| Net Tax | 5722.68 | 7004.52 | 7053.74 | 7092.06 | 7135.76 | | |
| 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 |

| project | | | 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 # | SOIL | | 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 CAUV # 248 |
| | | | | | 173320 | ( 35%) | 87110 |

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