LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-360010.0000 AGR
Z05 2026

sale

2023	SHANKS RYAN S	2015-03-25
2024	SHANKS RYAN S	2015-03-25
2025	SHANKS RYAN S	2015-03-25
2026	SHANKS RYAN S	2015-03-25 W 1/2 SW 1/4 S36 80.00A
	5598 CR 65	2DF
		$686,000
	ADA OH 45810	

Eff Rate:– 40.58 — 40.81 — 41.26 — 41.27 — a/r

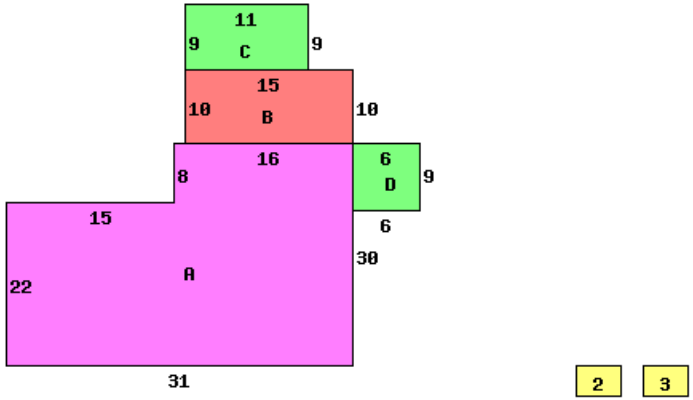
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	508140	508140	508140	508140		508140	736800	736800
Bldg100%	19940	19940	19940	19940		19940	29030	29030
Totl100%	528090t	528090t	528090t	528090t		528090t	765830t	765830t
Cauv100%	269310	269310	269310	269310		508140	736800	271790
Tax Value:								
Land 35%	94260	94260	94260	94260		94260	95130	257880
Bldg 35%	6980	6980	6980	6980		6980	10160	10160
Totl 35%	101240t	101240t	101240t	101240t		101240t	105290t	268040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3770.82	3796.84	3840.58	3817.04	3840.58			
Cauv Sav	4672.82	3113.42	3134.92	3151.62				
Sp-Asmnt	359.58	345.69	297.69	297.69				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		810		a	*MAIN
1	F/C	A		150		b	ADDTN
	DK	P		99	1490	c	PORCH
	EFP	P		54	2160	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
123	2	2015-03-25	SHANKS RYAN S	2DF	686000	326170	31890
818	1	1991-10-09		1UN *	0	0	111600

Year	Land	Bldg	Total	Net Tax
2022	50590	6330	56920	2449.36
2021	50590	6330	56920	2701.60

project			ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
113	SHANKS - HOG CREEK	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
121	TIGHE - HOG CREEK	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



5598 CR 65 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	960	100780
	Part Upper	FRAME	810	35480
	Basement		405	7780
	Subtotal			144040
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	3650
Unfinished Wall	X	Total Value	147690
Floor/Hardwood	X		
Floor/Pine	X X	PUB ELECTRIC	
Number of Rooms	1 6 2	PRIV WATER	
Bedrooms	2 2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	2400
Standard	1	Dwl/Gar/NC%	1.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1770		D+	1905PR	125540	.75	.50	29030
2	Flat Barn	*NV	34X44	1496		D	OLD/PR	0			0
3	Silo	*NV		0			OLD/	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	13.8446	8740	121000	2550	35300
C 2	BOB	BLOUNT SILT LOAM, 2	14.6001	8370	122200	2230	32560
C 52	PKA	PEWAMO SICL 0-1% SL	48.6030	9410	457350	3450	167680
672	HSITE	HOMESITE	1.0000	36250	36250	36250	36250
980	ROAD	ROAD	1.9523				
			80		736800	(100%)	271790
					257880	(35%)	95130

CAUV # 3971

Call Back: Sign: PSN Date: 2015-09-01 Lister:

24-360010.0000-v082020R