LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-020038.0000 COM
L126 2026

sale

2023 KEITH'S HARDWARE INC	1988-05-19	
2024 KEITH'S HARDWARE INC	1988-05-19	
2025 KEITH'S HARDWARE INC	1988-05-19	
2026 KEITH'S HARDWARE INC	1988-05-19 ADA LANDS .462A	
106 S JOHNSON ST	$0	
ADA OH 45810		
2027 MINICH ENTERPRISES LLC	2025-03-31	
106 S JOHNSON ST	1WD	
ADA OH 45810		

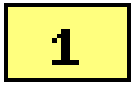
Eff Rate:– 48.36 — 48.55 — 48.75 — 48.75 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	0	420	420	420
Acres	.4600	.4600	.4600	.4600	.4600			
Land100%	27060	27060	27060	27060		27060	32490	32480
Bldg100%	240400	240400	240400	240400		240400	288490	288490
Totl100%	267460t	267460t	267460t	267460t		267460t	320970t	320970t
Cauv100%								
Tax Value:								
Land 35%	9470	9470	9470	9470		9470	11370	11370
Bldg 35%	84140	84140	84140	84140		84140	100970	100970
Totl 35%	93610t	93610t	93610t	93610t		93610t	112340t	112340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4527.20	4545.26	4563.88	4554.30	4563.88			
Sp-Asmnt	556.22	553.22	556.22	556.22				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
126	1	2025-03-31	MINICH ENTERPRISES LLC	1WD	749000	27060	240400
348	0	1988-05-19		*	0	0	9400
347	0	1988-05-19		*	0	0	9400
765	0	1986-09-19		*	0	0	10400

Year	Land	Bldg	Total	Net Tax
2022	5970	82540	88510	4536.76
2021	5970	82540	88510	5010.00

project		ben acres	/ %	factor
107 GRASS RUN #933 - HOG CREEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
598 ADA LIGHTS	XV/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



106 S JOHNSON ST 45810

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RETAIL			8252	57.43	C	1988GD	394940	.40		284350
2	Paving			11500	1.80	C	1988AV	17250	.80		4140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		94.00	230	115	250	288	27070	32480

Call Back: Sign: PSN Date: 2015-10-08 Lister: