

LIBERTY TWP  
ADA CORP

00240

Hardin County, Ohio  
Michael T. Bacon, Auditor

25-020048.0000  
L159

RES  
2025

sale

2022 WYSS RICHARD E & TERI	2020-12-15
2023 WYSS RICHARD E & TERI	2020-12-15
2024 WYSS RICHARD E & TERI	2020-12-15
2025 WYSS RENTAL PROPERTIES 312 E LINCOLN AVE	2024-07-17 SMICKS SUB 3 5QC
ADA OH 45810	\$0

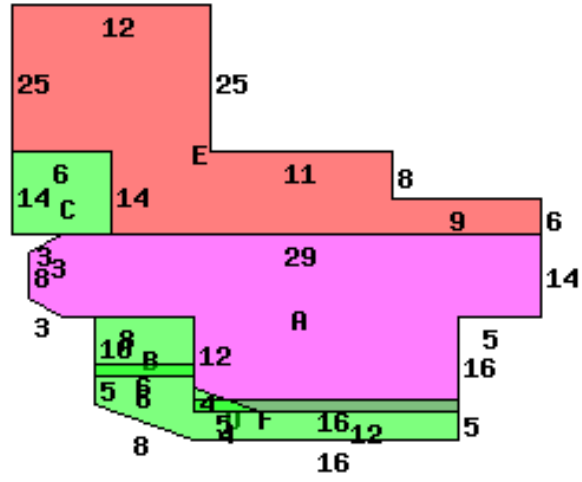
Eff Rate:-	47.64	41.58	41.81	42.27	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	520	520	520	520	520
Acres	6310	6510	6510	6510	6510
Land100%	60310	83540	83540	83540	83540
Bldg100%	66630t	90060t	90060t	90060t	90060t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2210	2280	2280	2280	2280
Bldg 35%	21110	29240	29240	29240	29240
Totl 35%	23320t	31520t	31520t	31520t	31520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1024.48	1202.38	1210.46	1216.76	1224.08
Sp-Asmnt	59.49	65.64	62.64	65.64	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		676			
	EFP	P		60	2400	b	PORCH
	EFP	P		84	3360	c	PORCH
1	OH	P		8	300	d	PORCH
	F/C	A		592		e	ADDTN
	OFF	P		172	5160	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
332	5	2024-07-17	WYSS RENTAL PROPERTIES LL	5QC *	0	6510	83540
511	5	2020-12-15	WYSS RICHARD E & TERI L	5QC *	0	6310	60310
17	8	2012-01-17	WYSS RENTALS LLC	8QC *	0	5800	64260
326	1	2003-06-12	WYSS RICHARD E & TERI LY	1SD	55000	3510	49740
533	3	1999-09-14	AMBRISTER JOSHUA N & JER	3UN *	0	3510	38400
124	3	1998-03-11	FRANCIS SHANE P ETAL	3WD	126000	3510	38400
686	1	1991-08-29		1UN *	0	0	32230

Year	Land	Bldg	Total	Net Tax
2021	2210	21110	23320	1127.84
2020	2210	21110	23320	1144.58

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



312 E LINCOLN AVE 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1268 104830
	Full Upper	FRAME	676 52560
	Subtotal		157390
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X X	1 /	Extra Living Units 3500
Panelled Wall	X		Heating -2280
Floor/Pine	X X		Plumbing 3500
Floor/Carpet	X X		Extra Features 11220
Number of Rooms	6 3		Total Value 173330
Bedrooms	3		
Plumbing			PUB SIDEWALK
Standard	2		Neighborhood:
			Code: 2500
			Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	2 F/C	FtxFt	Area Rate	Grade	Cond Value	Dpr Dpr	Value
		1944		C	OLD/AV 173330	.55 .10	83540
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	depth	factor	rate	rate	value
	50.0000	50.00	150	100	130	130	6500