LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-020048.0000 RES
L159 2026

sale

2023 WYSS RICHARD E & TERI	2020-12-15	
2024 WYSS RICHARD E & TERI	2020-12-15	
2025 WYSS RENTAL PROPERTIE	2024-07-17	
2026 WYSS RENTAL PROPERTIES	2024-07-17	SMICKS SUB 3
312 E LINCOLN AVE	5QC	
	$0	
ADA OH 45810		

Eff Rate:- 41.58 — 41.81 — 42.26 — 42.27 — a/r

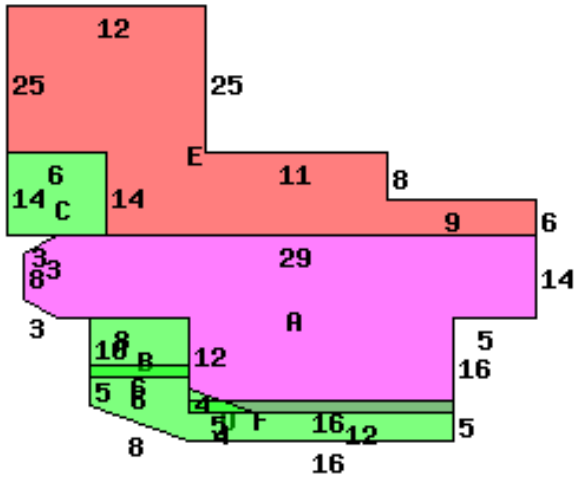
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	6510	6510	6510	6510		6510	7510	7500
Bldg100%	83540	83540	83540	83540		83540	105310	105300
Totl100%	90060t	90060t	90060t	90060t		90060t	112830t	112800t
Cauv100%								
Tax Value:								
Land 35%	2280	2280	2280	2280		2280	2630	2630
Bldg 35%	29240	29240	29240	29240		29240	36860	36860
Totl 35%	31520t	31520t	31520t	31520t		31520t	39490t	39480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1202.38	1210.46	1224.08	1216.76	1224.08			
Sp-Asmnt	65.64	62.64	65.64	65.64				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	2210	21110	23320	1024.48
2021	2210	21110	23320	1127.84

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

			Sq-Ft	Value
Story Height 2				
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		
			PUB SIDEWALK	
Plumbing				
Standard	2		Neighborhood:	
			Code:	2500
			Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1944		C	OLD/AV	173330	.55	.10	105300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	150	100	150	150	7500	7500

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

25-020048.0000-v082020R