LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030027.0000 RES
M125 2026

sale

2023 WYSS FARMS HOLDING CO	2010-01-22	
2024 WYSS FARMS HOLDING CO	2010-01-22	
2025 WYSS FARMS HOLDING CO	2010-01-22	
2026 WYSS FARMS HOLDING CO L	2010-01-22 REAMS 2ND 48	
310 S JOHNSON ST	1WD	
	$51,500	
ADA OH 45810		

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

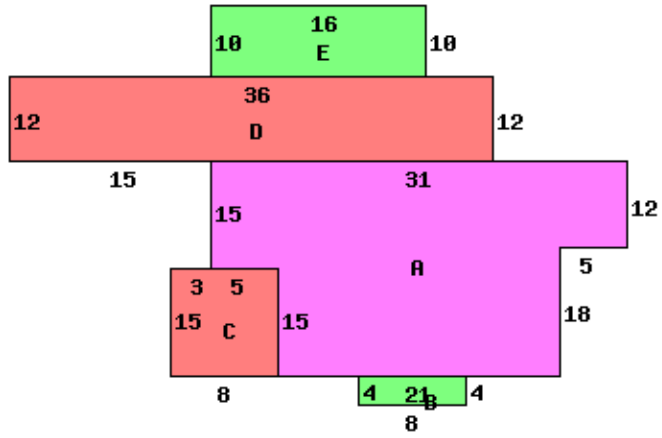
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6510	6510	6510	6510		6510	7510	7500
Bldg100%	114370	114370	114370	114370		114370	144170	144180
Totl100%	120890t	120890t	120890t	120890t		120890t	151690t	151680t
Cauv100%								
Tax Value:								
Land 35%	2280	2280	2280	2280		2280	2630	2630
Bldg 35%	40030	40030	40030	40030		40030	50460	50460
Totl 35%	42310t	42310t	42310t	42310t		42310t	53090t	53090t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1613.98	1624.84	1643.12	1633.28	1643.12			
Sp-Asmnt	55.74	52.74	55.74	55.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		765		a	*MAIN
	STP	P		32	130	b	PORCH
1	F/C	A		120		c	ADDTN
1 B	F	A		432		d	ADDTN
	DK	P		160	2400	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
23	1	2010-01-22	WYSS FARMS HOLDING CO LLC	1WD *	51500	6400	64690

Year	Land	Bldg	Total	Net Tax
2022	2210	27700	29910	1313.98
2021	2210	27700	29910	1446.54

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			



310 S JOHNSON ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1317	105560
	Full Upper	FRAME	765	55980
	Basement		1197	22300
	Subtotal			183840
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	2100
Unfinished Wall	X	Extra Features	2530
Floor/Hardwood	X X	Total Value	188470
Number of Rooms	1 4 2		
Bedrooms	2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2500
Plumbing		Dwl/Gar/NC%	1.5000
Standard	1		
Extra 3 Fixture	1		

	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		2082		C	OLD/GD	188470	.40	.15	144180

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

Call Back: Sign: PSN Date: 2015-10-09 Lister:

25-030027.0000-v082020R