LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030033.0000 RES
M129 2026

sale

2023	419RENT LLC	2021-07-08
2024	419RENT LLC	2021-07-08
2025	419RENT LLC	2021-07-08
2026	419RENT LLC	2021-07-08 REAMS 1ST 22
	305 S SIMON ST	10
		$320,000
	ADA OH 45810	

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

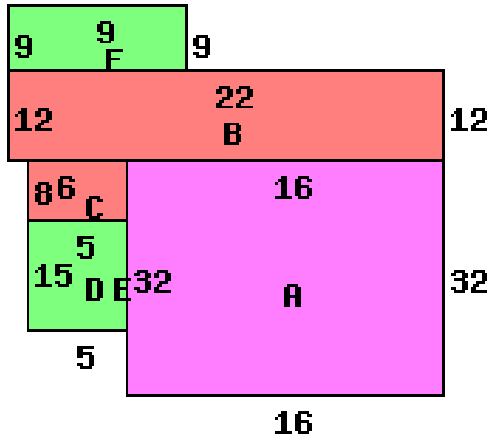
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6510	6510	6510	6510		6510	7510	7500
Bldg100%	59110	59110	59110	59110		59110	74510	74500
Totl100%	65630t	65630t	65630t	65630t		65630t	82030t	82000t
Cauv100%								
Tax Value:								
Land 35%	2280	2280	2280	2280		2280	2630	2630
Bldg 35%	20690	20690	20690	20690		20690	26080	26080
Totl 35%	22970t	22970t	22970t	22970t		22970t	28710t	28700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	876.22	882.14	892.06	886.70	892.06			
Sp-Asmnt	41.23	38.23	41.23	41.23				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		512		a	*MAIN
1	F/C	A		264		b	ADDTN
1	F/C	A		40		c	ADDTN
	CAN	P		75	600	d	PORCH
	STP	P		75	300	e	PORCH
	EFP	P		81	3240	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
323	10	2021-07-08	419RENT LLC	10		320000	6310	37970
352	6	2015-09-10	CMFH LLC	6WD	*	0	5800	21800
337	1	2007-09-04	HENSON COREY	1WD	*	0	4400	33970
249	1	2007-07-10	FEDERAL HOME LOAN MORTGA	1DD	*	0	4400	33970
77	1	1989-02-02		1UN	*	0	0	19200

Year	Land	Bldg	Total	Net Tax
2022	2210	13290	15500	680.94
2021	2210	13290	15500	749.62

	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			



305 S SIMON ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	816	96680
	Full Upper	FRAME	512	43460
	Subtotal			140140
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall	X		
Floor/Hardwood		X	
Floor/Pine	X		
Floor/Carpet	X	X	
Floor/Tile-Lino	X		
Number of Rooms	3	2	
Bedrooms		2	
Central Heat		A	
SPACE HEAT			
Plumbing			
Standard	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 F/C		1328		C-	OLD/AV	129850	.55	.15	74500
2	Shed	*PP	10X14	140			OLD/	0			0

	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

Extra Features		4140
Total Value		144280
PUB SIDEWALK		
Neighborhood:		
Code:		2500
Dwl/Gar/NC%		1.5000

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

25-030033.0000-v082020R