LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030037.0000 RES
M57 2026

sale

2023 FIRST CALL MANAGEMENT	2020-04-17	
2024 FIRST CALL MANAGEMENT	2020-04-17	
2025 L & K INVESTMENT PROP	2024-04-25	
2026 L & K INVESTMENT PROPER	2024-04-25	REAMS 1ST 26 & PT VAC
211 SIMON ST	2WD	ALLEY
	$119,900	
ADA OH 45810		

2028 PB55 PROPERTIES LLC	2026-02-03	
211 SIMON ST	2QC	
ADA OH 45810		

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

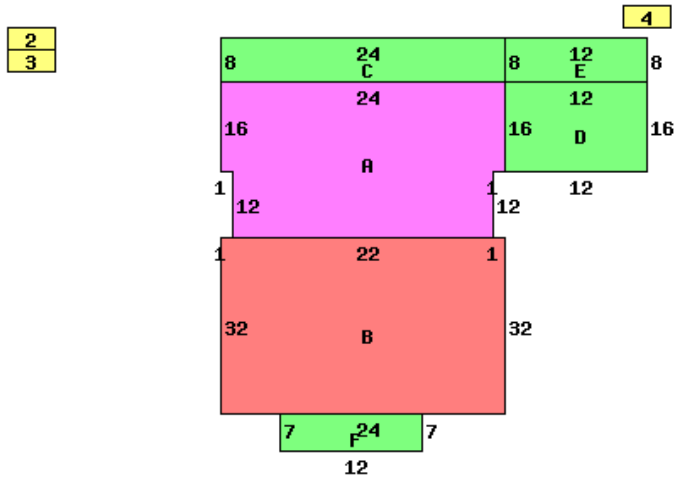
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7800	7800	7800	7800		7800	9000	9000
Bldg100%	101630	101630	101630	101630		101630	127740	127750
Totl100%	109430t	109430t	109430t	109430t		109430t	136740t	136750t
Cauv100%								
Tax Value:								
Land 35%	2730	2730	2730	2730		2730	3150	3150
Bldg 35%	35570	35570	35570	35570		35570	44710	44710
Totl 35%	38300t	38300t	38300t	38300t		38300t	47860t	47860t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1461.02	1470.84	1487.40	1478.50	1487.40			
Sp-Asmnt	52.74	49.74	52.74	52.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		648		a	*MAIN
1 +	F/C	A		768		b	ADDTN
	DK	P		192	2880	c	PORCH
	EFP	P		192	7680	d	PORCH
	DK	P		96	1440	e	PORCH
	OFP	P		84	2520	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
33	2	2026-02-03	PB55 PROPERTIES LLC	2QC	*	0	7800	101630
153	2	2024-04-25	L & K INVESTMENT PROPERTI	2WD	*	119900	7800	101630
167	2	2020-04-17	FIRST CALL MANAGEMENT LLC	2	*	62500	7200	67260
325	10	2010-08-18	PLAUGHER KARLTON D	10	*	0	5510	78940

Year	Land	Bldg	Total	Net Tax
2022	2650	26090	28740	1262.60
2021	2650	26090	28740	1389.94

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			



211 S SIMON ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1416	111950
	Qtr Story	FRAME	768	3060
	Subtotal			115010
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2480
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X	Extra Features	14520
Floor/Carpet	X	Total Value	135410
Number of Rooms	8		
Bedrooms	3	PUB SIDEWALK	
Fireplace		Neighborhood:	
Openings	1	Code:	2500
Stacks	1	Dwl/Gar/NC%	1.5000
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 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	1 AF/C		1416		C	OLD/GD	135410	.40		121870
2	Garage		18X20	360		C	1970AV	8640	.65		4540
3	Shed		12X18	216		D	1970AV	2070	.65		720
4	Gazebo		10X10	100	22.00	D	1990AV	1760	.65		620

	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
front lot		10.00	150	100	150	150	1500	1500

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