LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030045.0000 RES
M138 2026

sale

2023	WOLBER JOSEPH A	2007-08-23
2024	WOLBER JOSEPH A	2007-08-23
2025	WOLBER JOSEPH A	2007-08-23
2026	WOLBER JOSEPH A	2007-08-23 REAMS 1ST 34
	305 E BALLARD AVE	1WD
		$76,000
	ADA OH 45810	

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

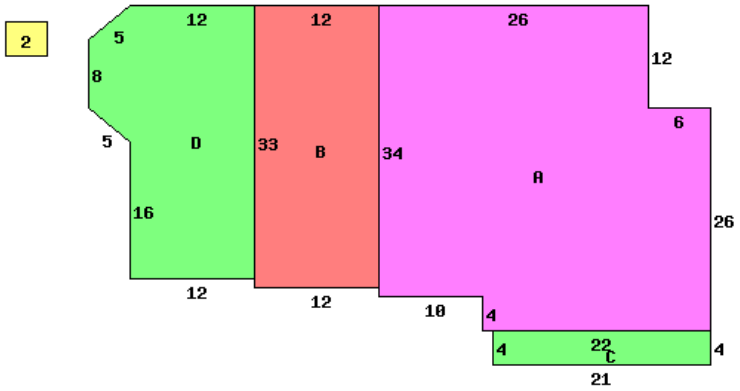
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6510	6510	6510	6510		6510	7510	7500
Bldg100%	79310	79310	79310	79310		79310	99740	99730
Totl100%	85830t	85830t	85830t	85830t		85830t	107260t	107230t
Cauv100%								
Tax Value:								
Land 35%	2280	2280	2280	2280		2280	2630	2630
Bldg 35%	27760	27760	27760	27760		27760	34910	34910
Totl 35%	30040t	30040t	30040t	30040t		30040t	37540t	37530t
Hmstd35%								
Owner Oc	25.78	25.66	25.78	25.62	25.78			
Hmstd RB								
Net Tax	1120.14	1127.98	1140.82	1134.00	1140.82			
Sp-Asmnt	46.53	43.53	46.53	46.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1104		a	*MAIN
1	F/C	A		396		b	ADDTN
	DK	P		84	1260	c	PORCH
	DK	P		432	6480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
452	1	2007-08-23	WOLBER JOSEPH A	1WD	76000	4400	39260
665	1	2003-11-13	MCLOUGHLIN GENE F	1WD	61000	4000	32140
99	1	1997-02-27	GAMBLE STEVE A & KATHY S	1FD	37000	4000	23090

Year	Land	Bldg	Total	Net Tax
2022	2210	27480	29690	1276.76
2021	2210	27480	29690	1403.04

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 E BALLARD AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1500	118070
	Basement		1104	20570
	Subtotal			138640
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	7740
Panelled Wall	X	Total Value	146380
Unfinished Wall	X		
Floor/Hardwood	X	PUB SIDEWALK	
Floor/Carpet	X		
Number of Rooms	1 7	Neighborhood:	
Bedrooms	3	Code:	2500
		Dwl/Gar/NC%	1.5000
Central Heat	A		
FORCED AIR			
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	1 B F		1500		C	OLD/AV	146380	.55		98810
2	Flat Barn		24X40	960		D	1942FR	9220	.80	.50	920

	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: 2015-10-12 Lister: 25-030045.0000-v082020R