LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030046.0000 RES
M130 2025

sale

2022 PROPERTY MANAGEMENT P	2011-04-11	
2023 ADA OHIO PROPERTIES L	2022-06-17	
2024 ADA OHIO PROPERTIES L	2022-06-17	
2025 ADA OHIO PROPERTIES LTD	2022-06-17	REAMS 1ST 35
308-310 S SIMON ST	5WD	
	$689,000	
ADA OH 45810		

2027 TAFE AUSTIN	2026-03-30	
308-310 S SIMON ST	1WD	
ADA OH 45810		

Eff Rate: – 47.64 — 41.58 — 41.81 — 42.27 — a/r

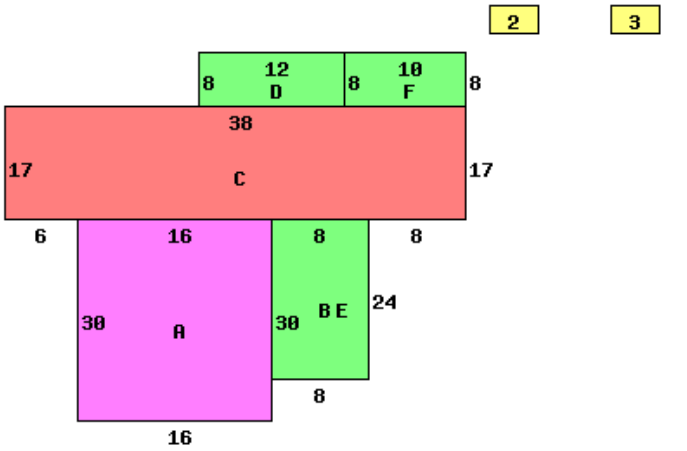
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	520	520	520	520	520	520
Acres						
Land100%	6310	6510	6510	6510	6510	6500
Bldg100%	64660	87290	87290	87290	87290	87280
Totl100%	70970t	93800t	93800t	93800t	93800t	93780t
Cauv100%						
Tax Value:						
Land 35%	2210	2280	2280	2280	2280	2280
Bldg 35%	22630	30550	30550	30550	30550	30550
Totl 35%	24840t	32830t	32830t	32830t	32830t	32820t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1091.26	1252.34	1260.80	1267.32	1274.96	
Sp-Asmnt	60.63	66.62	63.62	66.62		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	B/C	M		480		a	*MAIN
	CAN	P		192	1540	b	PORCH
1 B	B	A		646		c	ADDTN
	EFP	P		96	3840	d	PORCH
	STP	P		192	770	e	PORCH
	PAT	P		80	240	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
98	1	2026-03-30	TAFE AUSTIN	1WD		125000	6510	87290
304	5	2022-06-17	ADA OHIO PROPERTIES LTD	5WD		689000	6310	64660
141	2	2011-04-11	PROPERTY MANAGEMENT PROF	2WD	*	0	4660	62630
372	1	2006-06-13	DULMAGE JEFFERY & SARAH	1SD		58960	4400	57200
220	2	2005-06-13	OHIO NORTHERN UNIVERSITY	2WD	*	0	4000	49690
224	2	1997-04-29	KEISER TERRY D	2WD		55000	4000	32200

Year	Land	Bldg	Total	Net Tax
2021	2210	22630	24840	1201.34
2020	2210	22630	24840	1219.18

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			



308 - 310 S SIMON ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1126	114220
	Full Upper	BRICK	480	45970
	Basement		646	12260
	Subtotal			172450
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	1 /	Extra Living Units	3500
Unfinished Wall	X			Plumbing	3500
Floor/Carpet		X X		Extra Features	6390
Floor/Tile-Lino		T		Total Value	185840
Number of Rooms	1	5 2			
Bedrooms		1 2		PUB SIDEWALK	
Central Heat		A		Neighborhood:	
FORCED AIR				Code:	2500
Plumbing				Dwl/Gar/NC%	1.1900
Standard	2				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B/C		1606		C-	OLD/AV	167260	.55	.10	80610
2	Garage		14X22	308		C	OLD/FR	7390	.70		2640
3	Pole Build		30X32	960		C	1981AV	11520	.65		4030

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	130	130	6500	6500

Call Back: Sign: PSN Date: 2015-10-10 Lister: 25-030046.0000-v082020R