

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030065.0000
M134

RES
2025

sale

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

2022 SALTZMAN RENTALS LLC	2021-06-23	
2023 SALTZMAN RENTALS LLC	2021-06-23	
2024 SALTZMAN RENTALS LLC	2021-06-23	
2025 SALTZMAN RENTALS LLC	2021-06-23	REAMS 2ND E 82 FT 74
315 REAM ST	16	
ADA OH 45810	\$0	

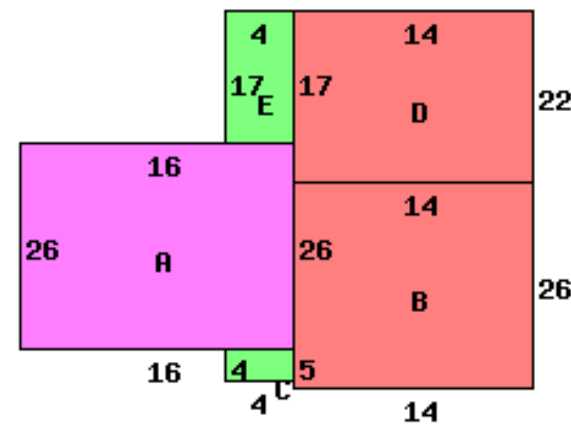
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	4660	4800	4800	4800	4800	4800
Land100%	49030	61860	61860	61860	61860	61870
Bldg100%	53690t	66660t	66660t	66660t	66660t	66670t
Totl100%						
Cauv100%						
Tax Value:						
Land 35%	1630	1680	1680	1680	1680	1680
Bldg 35%	17160	21650	21650	21650	21650	21650
Totl 35%	18790t	23330t	23330t	23330t	23330t	23330t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	825.48	889.96	895.94	900.62	906.02	
Sp-Asmnt	38.09	41.50	38.50	41.50		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416			
1	F/C	A		364		b	ADDTN
	STP	P		16	60	c	PORCH
1	F/C	A		308		d	ADDTN
	RFX	P		68	680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
267	16	2021-06-23	SALTZMAN RENTALS LLC	16 *	0	4660	49030
40	15	2020-01-31	SALTZMAN JERROLD J	15 *	0	4460	43600
39	15	2020-01-31	SALTZMAN JERROLD J & MICH	15 *	0	4460	43600
491	11	2005-12-15	SALTZMAN JERROLD J & MIC	11 *	0	2860	21690
656	1	2000-11-03	SALTZMAN JERROLD J & MIC	1WD	30000	2600	22230
510	9	1998-11-23	SEYMOUR ROBERT L JR	9QC *	0	2860	15060
199	3	1996-04-11	SEYMOUR ROBERT L JR & LI	3WD *	0	2800	13000
783	0	1987-09-10			0	0	13710

Year	Land	Bldg	Total	Net Tax
2021	1630	17160	18790	908.74
2020	1630	17160	18790	922.22

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



315 REAM ST 45810

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1088 104670
	Part Upper	FRAME 416 22960
	Subtotal	127630
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	X
Panelled Wall	X	X
Floor/Pine	X	X
Floor/Carpet	X	X
Floor/Tile-Lino	X	
Number of Rooms	4	2
Bedrooms	1	2
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C		1504		C-	OLD/AV	115530	.55	Dpr	61870
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	factor	factor	rate	rate	value	4800	4800	
		50.00	82	74	130	96				

Extra Features	740
Total Value	128370
PUB SIDEWALK	
Neighborhood:	
Code:	2500
Dwl/Gar/NC%	1.1900