LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030065.0000 RES
M134 2026

sale

2023 SALTZMAN RENTALS LLC	2021-06-23	
2024 SALTZMAN RENTALS LLC	2021-06-23	
2025 SALTZMAN RENTALS LLC	2021-06-23	
2026 SALTZMAN RENTALS LLC	2021-06-23	REAMS 2ND E 82 FT 74
315 REAM ST	16	
	$0	
ADA OH 45810		

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

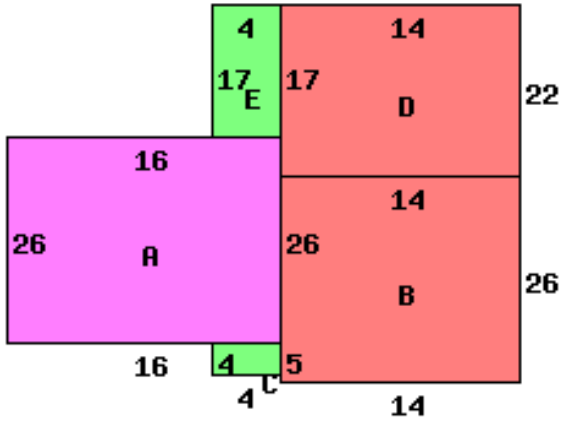
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4800	4800	4800	4800		4800	5540	5550
Bldg100%	61860	61860	61860	61860		61860	77970	77980
Totl100%	66660t	66660t	66660t	66660t		66660t	83510t	83530t
Cauv100%								
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	1940	1940
Bldg 35%	21650	21650	21650	21650		21650	27290	27290
Totl 35%	23330t	23330t	23330t	23330t		23330t	29230t	29240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	889.96	895.94	906.02	900.62	906.02			
Sp-Asmnt	41.50	38.50	41.50	41.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
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
2022	1630	17160	18790	825.48
2021	1630	17160	18790	908.74

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

			Sq-Ft	Value
Story Height 1H				
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	Extra Features	740
Panelled Wall	X	X	Total Value	128370
Floor/Pine	X	X		
Floor/Carpet	X	X	PUB SIDEWALK	
Floor/Tile-Lino	X			
Number of Rooms	4	2	Neighborhood:	
Bedrooms	1	2	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	1H F/C		1504		C-	OLD/AV	115530	.55		77980

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	82	74	150	111	5550	5550

Call Back: Sign: PSN Date: 2015-10-12 Lister:

25-030065.0000-v082020R