LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-030066.0000 RES
M135 2026

sale

2023 BAS INVESTMENTS LLC	2022-07-21	
2024 BAS INVESTMENTS LLC	2022-07-21	
2025 BAS INVESTMENTS LLC	2022-07-21	
2026 BAS INVESTMENTS LLC	2022-07-21	REAMS 2ND E PT 73
311 S REAM ST	1WD	
	$23,000	
ADA OH 45810		

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

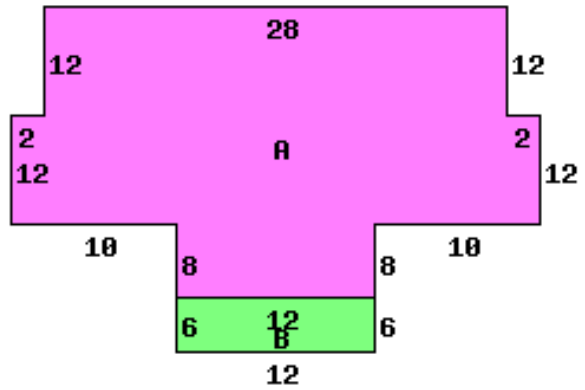
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4800	4800	4800	4800		4800	5540	5550
Bldg100%	24000	24000	24000	24000		24000	30260	30260
Totl100%	28800t	28800t	28800t	28800t		28800t	35800t	35810t
Cauv100%								
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	1940	1940
Bldg 35%	8400	8400	8400	8400		8400	10590	10590
Totl 35%	10080t	10080t	10080t	10080t		10080t	12530t	12530t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	384.50	387.10	391.44	389.12	391.44			
Sp-Asmnt	31.56	28.56	31.56	31.56				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		816		a	*MAIN
	DK	P		72	1080	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
368	1	2022-07-21	BAS INVESTMENTS LLC	1WD		23000	4660	21540
418	2	2017-09-22	TOMORROW LLC	1QC	*	0	4310	31490
441	1	2017-09-08	SUKUP JOSEPH	1WD		28000	4310	31490
53	4	2007-02-07	WEST CENTRAL RENTALS LLC	4WD	*	0	2860	29460
387	1	2004-07-06	VANBUSKIRK THOMAS M & AD	1WD		37000	2600	24260
27	4	2001-01-17	PITTS KEVIN R & KATHY M	4WD		216000	2600	20230
244	4	1998-05-01	ROBERSON CRAIG R & KELLI	4WD		212500	2860	17000
209	1	1989-03-17		1WD		26000	0	15110
763	0	1986-09-19			*	18000	0	13430

Year	Land	Bldg	Total	Net Tax
2022	1630	7540	9170	402.86
2021	1630	7540	9170	443.48

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			



311 S REAM ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	816	96680
	Basement		816	15260
	Subtotal			111940
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Extra Features	1080
Unfinished Wall	X		Total Value	113020
Floor/Pine		X		
Floor/Tile-Lino		X	PUB SIDEWALK	
Number of Rooms	1	5		
Bedrooms		3	Neighborhood:	
			Code:	2500
Central Heat		A	Dwl/Gar/NC%	1.5000
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		816		D+	OLD/FR	96070	.65	.40	30260

	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:

25-030066.0000-v082020R