LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-040007.0000 COM
M151 2026

sale

2023 C & C PROPERTY MANAGE	2004-02-19	
2024 C & C PROPERTY MANAGE	2004-02-19	
2025 C & C PROPERTY MANAGE	2004-02-19	
2026 C & C PROPERTY MANAGEME	2004-02-19	REAMS PT OL 8
430 S MAIN ST	1WD	
	$170,000	
ADA OH 45810		

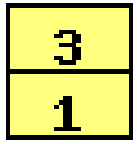
Eff Rate:- 48.36 — 48.55 — 48.75 — 48.75 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	430	430	430	430	0	430	430	430
Acres								
Land100%	12460	12460	12460	12460		12460	14940	14950
Bldg100%	101600	101600	101600	101600		101600	121910	121920
Totl100%	114060t	114060t	114060t	114060t		114060t	136860t	136870t
Cauv100%								
Tax Value:								
Land 35%	4360	4360	4360	4360		4360	5230	5230
Bldg 35%	35560	35560	35560	35560		35560	42670	42670
Totl 35%	39920t	39920t	39920t	39920t		39920t	47900t	47900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1930.62	1938.32	1946.26	1942.18	1946.26			
Sp-Asmnt	275.94	272.94	275.94	275.94				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
45	1	2000-01-18	AKINS RANDY & DEBORAH	1WD		340000	10910	75940
285	1	1999-05-26	EAST OF CHICAGO LAND COM	1WD		200000	13600	74400
85	1	1996-02-27	BECKER & DICUS REALTY CO	1QC	*	0	0	73600
1061	2	1992-11-17		2QC	*	0	0	73600

Year	Land	Bldg	Total	Net Tax
2022	4580	32290	36870	1889.86
2021	4580	32290	36870	2086.98

	p r o j e c t		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			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			
598	ADA LIGHTS	XV/2025			



430 S MAIN ST 45810

PUB ALLEY

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	FF REST			2428	123.75	C	1960AV	250400	.60		120190
2	Paving			4800	1.80	C	1978FR	7200	.80		1730
3	Shed	*NV	7X17	119			1986AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		47.00	170	106	250	265	12460	14950

Call Back: Sign: PSN Date: 2015-10-12 Lister: 25-040007.0000-v082020R