LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-040051.0000 RES
M166 2026

sale

2023	NELSON ERWIN E & CATH	
2024	NELSON ERWIN E & CATH	2023-07-05
2025	NELSON ERWIN E & CATH	2023-07-05
2026	NELSON ERWIN E & CATHER	2023-07-05 R-G 102
	306 E UNIVERSITY AVE	1WD
		$0
	ADA OH 45810	

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

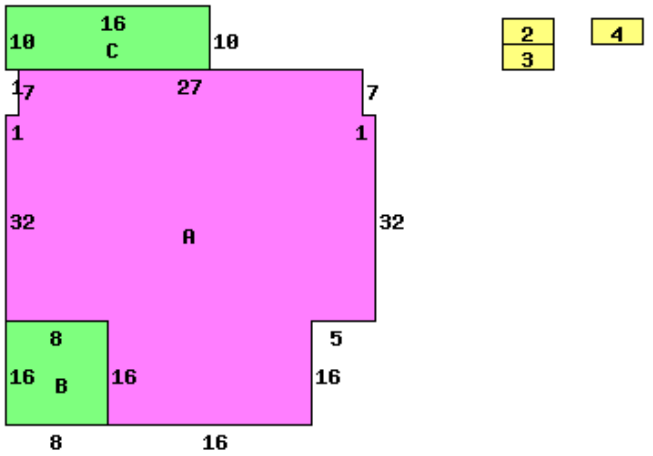
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5370	5370	5370	5370		5370	6230	6230
Bldg100%	62230	62230	62230	62230		62230	78340	78330
Totl100%	67600t	67600t	67600t	67600t		67600t	84570t	84560t
Cauv100%								
Tax Value:								
Land 35%	1880	1880	1880	1880		1880	2180	2180
Bldg 35%	21780	21780	21780	21780		21780	27420	27420
Totl 35%	23660t	23660t	23660t	23660t		23660t	29600t	29600t
Hmstd35%								
Owner Oc	20.30	20.20	20.30	20.18	20.30			
Hmstd RB	341.94	367.90	385.40	383.12	385.40			
Net Tax	540.30	520.52	513.14	510.04	513.14			
Sp-Asmnt	41.75	38.75	41.75	41.75				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1373		a	*MAIN
	OFP	P		128	3840	b	PORCH
	DK	P		160	2400	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
263	1	2023-07-05	NELSON ERWIN E & CATHERIN	1WD *	0	5200	50740

Year	Land	Bldg	Total	Net Tax
2022	1820	17760	19580	465.76
2021	1820	17760	19580	511.78

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		



306 E UNIVERSITY ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1373	109210
	Subtotal			109210
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	6240
Floor/Hardwood	X	Total Value	115450
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ALLEY	
Number of Rooms	5		
Bedrooms	2	Neighborhood:	
		Code:	2500
Central Heat	A	Dwl/Gar/NC%	1.5000
HOT/ELECTR			
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 AF/C		1373		C	OLD/AV	115450	.55		77930
2	Garage	*SV 0	18X22	396			OLD/FR	400			400
3	PAT	*NV 0	10X18	180			OLD/FR	0			0
4	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		41.00	153	101	150	152	6230	6230

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

25-040051.0000-v082020R