LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050068.0000 RES
L178 2026

## sale

| | | |
|---|---|---|
| 2023 BMAR HOLDINGS LLC | 2013-12-05 | |
| 2024 BMAR HOLDINGS LLC | 2013-12-05 | |
| 2025 BMAR HOLDINGS LLC | 2013-12-05 | |
| 2026 BMAR HOLDINGS LLC | 2013-12-05 | HICKERNELLS PT VAC ALLEY |
| 580 E LINCOLN AVE | 2SH | 14-15 |
| | $28,500 | |
| 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% | 16540 | 16540 | 16540 | 16540 | | 16540 | 19140 | 19150 |
| Bldg100% | 47460 | 47460 | 47460 | 47460 | | 47460 | 59800 | 59810 |
| Totl100% | 64000t | 64000t | 64000t | 64000t | | 64000t | 78940t | 78960t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 5790 | 5790 | 5790 | 5790 | | 5790 | 6700 | 6700 |
| Bldg 35% | 16610 | 16610 | 16610 | 16610 | | 16610 | 20930 | 20930 |
| Totl 35% | 22400t | 22400t | 22400t | 22400t | | 22400t | 27630t | 27640t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 854.48 | 860.24 | 869.90 | 864.70 | 869.90 | | | |
| Sp-Asmnt | 64.80 | 49.80 | 64.80 | 64.80 | | | | |

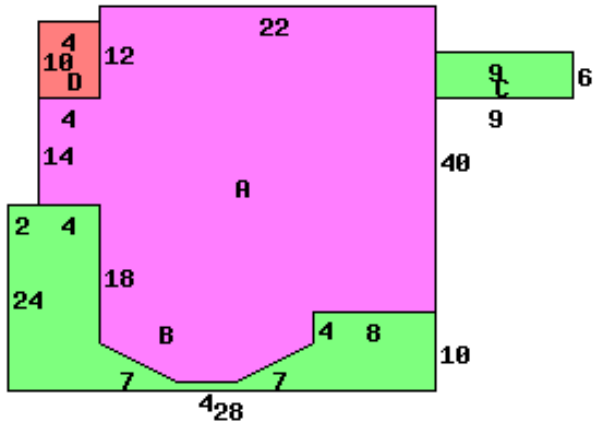
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1HB | CB | M | | 1037 | | a | *MAIN |
| | OMP | P | | 263 | 9210 | b | PORCH |
| | OFP | P | | 54 | 1620 | c | PORCH |
| 1 | CB | A | | 40 | | d | ADDTN |

#: 69 70 161 162 L/W
gas fireplace but doesn't work
250500690000
250500700000
250501610000
250501620000

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 581 | 2 | 2013-12-05 | BMAR HOLDINGS LLC | 2SH | | 28500 | 18510 | 55630 |
| 626 | 2 | 2005-09-16 | HEMMERT ERICA J | 2WD | | 88000 | 9510 | 40400 |
| 482 | 2 | 2005-07-21 | FIEBIGER JERRY | 2DD | | 51000 | 9510 | 40400 |
| 1005 | 1 | 1989-11-22 | | 1WD | | 54000 | 0 | 39140 |
| 679 | 4 | 1989-08-10 | | 4UN | * | 0 | 0 | 37030 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5600 | 21160 | 26760 | 1175.60 |
| 2021 | 5600 | 21160 | 26760 | 1294.20 |

| 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 | | | |




580 E LINCOLN AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1T | | | | |
| Floor Level | Main | FRAME | 1077 | 103610 |
| | Part Upper | FRAME | 1037 | 38690 |
| | Basement | | 1037 | 19330 |
| | Subtotal | | | 161630 |
| Shingle | Roof | GAMBREL | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | | X | Plumbing | 2800 |
| Panelled Wall | X | | Extra Features | 10830 |
| Unfinished Wall | X | | Total Value | 175260 |
| Floor/Hardwood | X | | | |
| Floor/Pine | | X | PUB PAVED ST/RD | |
| Floor/Carpet | X | X | | |
| Number of Rooms | 1 6 | 4 | Neighborhood: | |
| Bedrooms | | 3 | Code: | 2500 |
| | | | Dwl/Gar/NC% | 1.5000 |
| Central Heat | A | | | |
| FORCED AIR | | | | |
| Plumbing | | | | |
| Standard | 1 | | | |
| Extra 2 Fixture | 2 | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 CB | | 2114 | | C | OLD/FR | 175260 | .65 | .35 | 59810 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value | |
|---|---|---|---|---|---|---|---|---|---|
| front lot | 136.1000 | 136.00 | 246 | 117 | 150 | 176 | 23940 | 19150 | Excess Fro |

Call Back: Sign: PSN Date: 2015-10-08 Lister:

25-050068.0000-v082020R