

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050081.0000
M34

RES
2025

sale

Eff Rate:- 47.64 — 41.58 — 41.81 — 42.27 — a/r

2022 WYSS RENTALS LLC	2014-01-05
2023 WYSS RENTALS LLC	2014-01-05
2024 WYSS RENTALS LLC	2014-01-05
2025 WYSS RENTALS LLC	2014-01-05 REAMS OL 2
409 LINCOLN AVE	2WD
ADA OH 45810	\$22,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5570	5770	5770	5770	5770	5770
Bldg100%	55200	79340	79340	79340	79340	79330
Totl100%	60770t	85110t	85110t	85110t	85110t	85100t
Cauv100%						
Tax Value:						
Land 35%	1950	2020	2020	2020	2020	2020
Bldg 35%	19320	27770	27770	27770	27770	27770
Totl 35%	21270t	29790t	29790t	29790t	29790t	29780t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	934.42	1136.40	1144.04	1149.98	1156.90	
Sp-Asmnt	39.95	46.34	43.34	46.34		

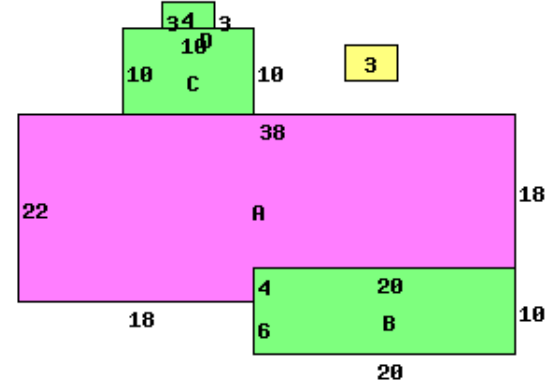
SHB+ 1QB	CONS F	TYPE M	FACT	SQ-FT 756	VALUE 8000	a *	*MAIN
	EFP	P		200	8000	b	PORCH
	EFP	P		100	4000	c	PORCH
	DK	P		12	180	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
38	2	2014-01-05	WYSS RENTALS LLC	2WD *	22000	5140	43430
326	4	2009-10-27	PLAUGHER KARLTON D	4AF *	0	3570	41860
503	1	2000-08-28	PLAUGHER KARLTON D & W M	1WD	30000	4170	27310
708	1	1997-12-30	SALE ANN	1AF *	0	4170	24060
59	1	1997-02-14	SALE ANN & NANCY PURNELL	1CT *	0	4170	24060

Year	Land	Bldg	Total	Net Tax
2021	1950	19320	21270	1028.68
2020	1950	19320	21270	1043.96

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

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409 LINCOLN AVE 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level		
Main	FRAME	756 92380
Qtr Story	FRAME	756 11990
Basement		756 14150
Subtotal		118520
Shingle	Roof	GABLE
Plaster/Drywall	X	Extra Features 12180
Panelled Wall	X X	Total Value 130700
Unfinished Wall	X	
Floor/Hardwood	X X	PUB PAVED ST/RD
Floor/Pine	X	PUB SIDEWALK
Number of Rooms	1 6 1	
Bedrooms	3	Neighborhood:
Central Heat	A	Code: 2500
FORCED AIR		Dwl/Gar/NC% 1.1900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1QB F		756		D+	OLD/GD	111100	.40		79330
2 Shed	*PP	8X10	80			2005AV	0			0
3 Shed	*PP	6X8	48			OLD/	0			0
front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value			
	51.7900	52.00	109	85	130	111	5770	5770		