

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050105.0000
M02.01

COM
2025

sale

2022 PACIFICA OHIO LLC	2021-10-11	
2023 PACIFICA OHIO LLC	2021-10-11	
2024 PACIFICA OHIO LLC	2021-10-11	
2025 PACIFICA OHIO LLC	2021-10-11	REAMS E 2/3 PT OL7, 15,
540 E LINCOLN AVE	3WD	18 3.229A
ADA OH 45810		\$3,372,727

Eff Rate:-	51.26	48.36	48.55	48.75	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	415	415	415	415	415
Acres	3.0400	3.0400	3.0400	3.0400	3.0400
Land100%	37940	63260	63260	63260	63260
Bldg100%	65660	72260	72260	72260	72260
Totl100%	103600t	135510t	135510t	135510t	135510t
Cauv100%					
Tax Value:					
Land 35%	13280	22140	22140	22140	22140
Bldg 35%	22980	25290	25290	25290	25290
Totl 35%	36260t	47430t	47430t	47430t	47430t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1858.58	2293.82	2302.96	2307.56	2312.40
Sp-Asmnt	285.94	296.56	287.56	302.02	

250501060000 1.355a
250501070000 .734a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
549	3	2021-10-11	PACIFICA OHIO LLC	3WD	3372727	37940	65660
266	3	2004-05-14	4 MHC ASSOC LIMITED PART	3WD	700000	38000	55540
197	3	2001-05-02	MCKINLEY PAUL N JR TRUST	3WD *	0	38000	55540
1076	0	1986-12-31		*	201900	0	81000

Year	Land	Bldg	Total	Net Tax
2021	13280	22980	36260	2052.46
2020	13280	22980	36260	2079.08

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



540 E LINCOLN AVE 45810

Neighborhood:
Code: 2500
Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 MH PARK	*	FtxFt	Area	Grade	Value	Dpr Dpr	Value
			22		1970AV	144540	72270
site value	1.0000	effective	depth	actual	effective	extended	true
site value	2.0400	frontage	depth	rate	rate	value	value
				25000		25000	25000
				18750		38250	38250

Call Back: Sign: PSN Date: 2015-10-08 Lister: 25-050105.0000-v082020R