

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	

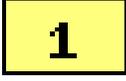
Eff Rate:-	51.26	48.36	48.55	48.65	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	415	415	415	415	415
Acres	3.0400	3.0400	3.0400	3.0400	
Land100%	37940	63260	63260	63260	63250
Bldg100%	65660	72260	72260	72260	72270
Totl100%	103600t	135510t	135510t	135510t	135520t
Cauvl00%					
Tax Value:					
Land 35%	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	
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	Phy	Fnc	True
1 MH PARK	*	FtxFt	Area	Grade	Value	Dpr	Value
			22		1970AV	.50	72270
site value	effective	depth	actual	effective	extended	true	value
site value	1.0000	frontage	rate	rate	value	value	value
site value	2.0400		25000	18750	25000	38250	38250