LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050105.0000 COM
M02.01 2026

sale

2023 PACIFICA OHIO LLC	2021-10-11		
2024 PACIFICA OHIO LLC	2021-10-11		
2025 PACIFICA OHIO LLC	2021-10-11		
2026 PACIFICA OHIO LLC	2021-10-11	REAMS E 2/3 PT OL7, 15,	
540 E LINCOLN AVE	3WD	18 3.229A	
	$3,372,727		
ADA OH 45810			

Eff Rate: – 48.36 — 48.55 — 48.75 — 48.75 — a/r

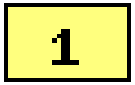
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	415	415	415	415	0	415	415	415
Acres	3.0400	3.0400	3.0400	3.0400	3.0400			
Land100%	63260	63260	63260	63260		63260	75910	75900
Bldg100%	72260	72260	72260	72260		72260	86710	86720
Totl100%	135510t	135510t	135510t	135510t		135510t	162630t	162620t
Cauv100%								
Tax Value:								
Land 35%	22140	22140	22140	22140		22140	26570	26570
Bldg 35%	25290	25290	25290	25290		25290	30350	30350
Totl 35%	47430t	47430t	47430t	47430t		47430t	56920t	56920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2293.82	2302.96	2312.40	2307.56	2312.40			
Sp-Asmnt	296.56	287.56	302.02	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
2022	13280	22980	36260	1858.58
2021	13280	22980	36260	2052.46

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: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH PARK	*		22			1970AV	144540	.50		86720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				25000		25000	30000
site value	2.0400				18750		38250	45900

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

25-050105.0000-v082020R