LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050130.0000 RES
M10 2025

sale

2022	HEROLD BROTHERS ENTER	2002-04-04
2023	WYSS PROPERTIES LLC	2022-12-22
2024	WYSS PROPERTIES LLC	2022-12-22
2025	WYSS RENTAL PROPERTIES	2024-07-17 REAMS NE PT OL 6
	539 E LINCOLN AVE	1QC
		$0
	ADA OH 45810	

Eff Rate: – 47.64 — 41.58 — 41.81 — 42.01 — a/r

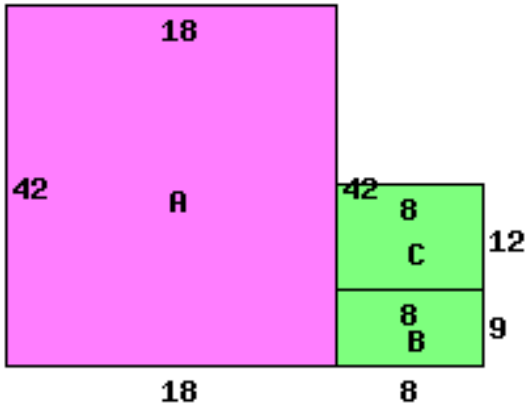
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4060	4200	4200	4200	4200
Bldg100%	23200	33030	33030	33030	33020
Totl100%	27260t	37230t	37230t	37230t	37220t
Cauv100%					
Tax Value:					
Land 35%	1420	1470	1470	1470	1470
Bldg 35%	8120	11560	11560	11560	11560
Totl 35%	9540t	13030t	13030t	13030t	13030t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	419.10	497.06	500.38	503.00	
Sp-Asmnt	31.16	33.77	30.77	33.77	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		756		a	*MAIN
	EFP	P		72	2880	b	PORCH
	EFP	P		96	3840	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
331	1	2024-07-17	WYSS RENTAL PROPERTIES LL	1QC *	0	4200	33030
659	1	2022-12-22	WYSS PROPERTIES LLC	1WD	15000	4060	23200
175	1	2002-04-04	HEROLD BROTHERS ENTERPRI	1WD	14000	1970	15860
124	1	2002-03-13	HOLLON EVA JEAN	1WD	4500	1970	15860
577	1	1999-10-14	JOHNSON DARBARA ANN	1CT *	0	1970	11690

Year	Land	Bldg	Total	Net Tax
2021	1420	8120	9540	461.40
2020	1420	8120	9540	468.24

p r o j e c t		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			



539 E LINCOLN AVE 45810

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Plaster/Drywall	X
Panelled Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	4
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	756	92380
		92380

Extra Features	6720
Total Value	99100
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	2500
Dwl/Gar/NC%	1.1900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		756		D	OLD/FR	79280	.65		33020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	130	105	4200	4200

Call Back: Sign: PSN Date: 2015-10-08 Lister: 25-050130.0000-v082020R