LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050130.0000 RES
M10 2026

sale

2023 WYSS PROPERTIES LLC	2022-12-22	
2024 WYSS PROPERTIES LLC	2022-12-22	
2025 WYSS RENTAL PROPERTIE	2024-07-17	
2026 WYSS RENTAL PROPERTIES	2024-07-17	REAMS NE PT OL 6
539 E LINCOLN AVE	1QC	
	$0	
ADA OH 45810		

Eff Rate:– 41.58 — 41.81 — 42.26 — 42.27 — a/r

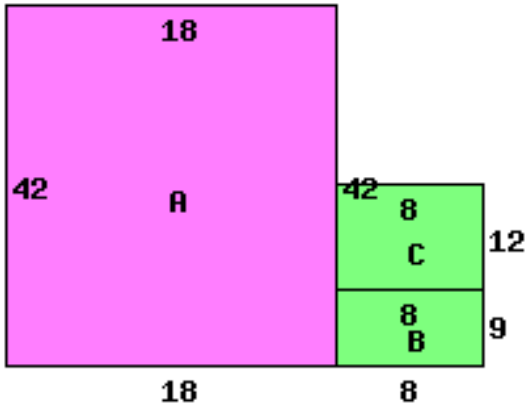
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4200	4200	4200	4200		4200	4890	4880
Bldg100%	33030	33030	33030	33030		33030	41630	41620
Totl100%	37230t	37230t	37230t	37230t		37230t	46510t	46500t
Cauv100%								
Tax Value:								
Land 35%	1470	1470	1470	1470		1470	1710	1710
Bldg 35%	11560	11560	11560	11560		11560	14570	14570
Totl 35%	13030t	13030t	13030t	13030t		13030t	16280t	16270t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	497.06	500.38	506.02	503.00	506.02			
Sp-Asmnt	33.77	30.77	33.77	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
2022	1420	8120	9540	419.10
2021	1420	8120	9540	461.40

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			



539 E LINCOLN AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	756	92380
	Subtotal			92380
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	6720
Panelled Wall	X	Total Value	99100
Floor/Hardwood	X		
Floor/Carpet	X	PUB PAVED ST/RD	
Number of Rooms	4	PUB SIDEWALK	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	2500
FORCED AIR		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		

	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		41620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	150	122	4880	4880

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

25-050130.0000-v082020R