LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060005.0000 COM
N21 2026

sale

2023	NOVOGRODER ADA LLC	2007-03-06	
2024	NOVOGRODER ADA LLC	2007-03-06	
2025	NOVOGRODER ADA LLC	2007-03-06	
2026	NOVOGRODER ADA LLC	2007-03-06	AHLEFELDS 2ND 4
	608 S MAIN ST	3WD	
		$4,216,158	
	ADA OH 45810		
2027	OHIO NORTHERN UNIVERSIT	2025-08-28	
	608 S MAIN ST	3WD	
	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	429	429	429	429	0	429	429	429
Acres	.2700	.2700	.2700	.2700	.2700			
Land100%	15660	15660	15660	15660		15660	18800	18790
Bldg100%	3030	3030	3030	3030		3030	3660	3650
Totl100%	18690t	18690t	18690t	18690t		18690t	22460t	22440t
Cauv100%								
Tax Value:								
Land 35%	5480	5480	5480	5480		5480	6580	6580
Bldg 35%	1060	1060	1060	1060		1060	1280	1280
Totl 35%	6540t	6540t	6540t	6540t		6540t	7860t	7850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	316.28	317.56	318.86	318.18	318.86			
Sp-Asmnt	10.91	7.91	10.91	10.91				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
382	3	2025-08-28	OHIO NORTHERN UNIVERSITY	3WD	1800000	15660	3030
92	3	2007-03-06	NOVOGRODER ADA LLC	3WD	4216158	29400	2940
728	2	2005-10-28	NOM ADA LLC	2WD	1000000	29200	0
968	0	1987-11-18		*	212500	0	40400
787	0	1987-09-14		*	60000	0	40400

Year	Land	Bldg	Total	Net Tax
2022	2770	970	3740	191.70
2021	2770	970	3740	211.70

p r o j e c t		ben acres	/ %	factor
107 GRASS RUN #933 - HOG CREEK	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
598 ADA LIGHTS	XV/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			

608 S MAIN ST 45810

PUB SIDEWALK

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	Paving			8100	1.80	C	1988GD	12150	.75		3650

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		58.00	177	108	250	270	15660	18790

Call Back: Sign: PSN Date: 2015-10-12 Lister:

25-060005.0000-v082020R