

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060006.0000
N22

COM
2025

sale

Eff Rate:- 51.26 — 48.36 — 48.55 — 48.75 — a/r

2022 NOVROGRODER ADA LLC	2007-03-06	
2023 NOVROGRODER ADA LLC	2007-03-06	
2024 NOVROGRODER ADA LLC	2007-03-06	
2025 NOVROGRODER ADA LLC	2007-03-06	AHLEFELDS 2ND 5-7 & PT
610 S MAIN ST	3WD	VAC ALLEY
ADA OH 45810	\$4,216,158	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	429	429	429	429	429	429
Acres	.6700	.6700	.6700	.6700	.6700	
Land100%	46770	44540	44540	44540	44540	44550
Bldg100%	460000	511460	511460	511460	511460	511450
Totl100%	506770t	556000t	556000t	556000t	556000t	556000t
Cauv100%						

2026 OHIO NORTHERN UNIVERSIT	2025-08-28	
610 S MAIN ST	3WD	
ADA OH 45810		

Tax Value:						
Land 35%	16370	15590	15590	15590	15590	15590
Bldg 35%	161000	179010	179010	179010	179010	179010
Totl 35%	177370t	194600t	194600t	194600t	194600t	194600t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	9091.50	9411.32	9448.84	9467.66	9487.56	
Sp-Asmnt	631.04	643.96	634.96	643.96		

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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
382	3	2025-08-28	OHIO NORTHERN UNIVERSITY	3WD	1800000	44540	511460
92	3	2007-03-06	NOVOGRODER ADA LLC	3WD	4216158	72970	0
728	2	2005-10-28	NOM ADA LLC	2WD	1000000	73460	226690
968	0	1987-11-18		*	212500	0	45310
795	0	1987-09-15		*	59000	0	45310
794	0	1987-09-15		*	0	0	45310

Year	Land	Bldg	Total	Net Tax
2021	16370	161000	177370	10039.84
2020	16370	161000	177370	10170.06

Project	ben acres	/ %	factor
107 GRASS RUN #933 - HOG CREEK			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
598 ADA LIGHTS			XV/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



610 S MAIN ST 45810

PUB SIDEWALK
Neighborhood:
Code:
Dwl/Gar/NC%

2500
1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 RITEAID			11184	52.38	C	2006AV	585820	.15		497950
2 Paving			15000	1.50	C	2006AV	22500	.40		13500
front lot			165.00	177	108	250	270	44550		44550

Call Back: Sign: PSN Date: 2015-10-12 Lister: 25-060006.0000-v082020R