LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060006.0000 COM
N22 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 5-7 & PT	
610 S MAIN ST	3WD	VAC ALLEY	
	$4,216,158		
ADA OH 45810			

2027 OHIO NORTHERN UNIVERSIT	2025-08-28		
610 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	.6700	.6700	.6700	.6700	.6700			
Land100%	44540	44540	44540	44540		44540	53460	53460
Bldg100%	511460	511460	511460	511460		511460	616000	616010
Totl100%	556000t	556000t	556000t	556000t		556000t	669460t	669470t
Cauv100%								
Tax Value:								
Land 35%	15590	15590	15590	15590		15590	18710	18710
Bldg 35%	179010	179010	179010	179010		179010	215600	215600
Totl 35%	194600t	194600t	194600t	194600t		194600t	234310t	234310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	9411.32	9448.84	9487.56	9467.66	9487.56			
Sp-Asmnt	643.96	634.96	643.96	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
2022	16370	161000	177370	9091.50
2021	16370	161000	177370	10039.84

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			

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610 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	RITEAID			11184	62.85	C	2006AV	702910	.15		597470
2	Paving			15000	1.80	C	2006AV	27000	.40		16200
3	FENCE			205	12.00	C	2025AV	2460	.05		2340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		165.00	177	108	250	270	44550	53460

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