LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060036.0000 RES
N48 2023

sale

2020	WYSS RENTALS LLC	2018-01-09
2021	WYSS RICHARD E & TERI	2020-12-15
2022	WYSS RICHARD E & TERI	2020-12-15
2023	WYSS RICHARD E & TERI L	2020-12-15 AHLEFELDS 2ND 49
	615 S JOHNSON ST	5QC
		$0
	ADA OH 45810	01.1-01-06-036

2024	WYSS RENTAL PROPERTIES	2024-07-17
	615 S JOHNSON ST	5QC
	ADA OH 45810	

Eff Rate: – 53.58 — 52.79 — 47.64 — 41.58 — a/r

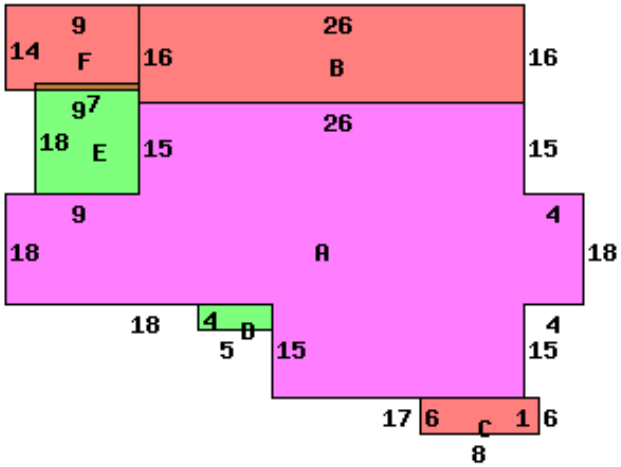
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6830	6830	6830	7000	7000
Bldg100%	99970	99970	99970	134830	134820
Totl100%	106800t	106800t	106800t	141830t	141820t
Cauv100%					
Tax Value:					
Land 35%	2390	2390	2390	2450	2450
Bldg 35%	34990	34990	34990	47190	47190
Totl 35%	37380t	37380t	37380t	49640t	49640t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1834.66	1807.82	1642.16	1893.58	
Sp-Asmnt	52.04	54.04	52.04	**61.24**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1347		a	*MAIN
1	F/C	A		416		b	ADDTN
1	F/C	A		48		c	ADDTN
	DK	P		20	300	d	PORCH
	EFP	P		126	5040	e	PORCH
1	F/C	A		126		f	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
332	5	2024-07-17	WYSS RENTAL PROPERTIES LL	5QC	*	0	7000	134830
511	5	2020-12-15	WYSS RICHARD E & TERI L	5QC	*	0	6830	99970
11	1	2018-01-09	WYSS RENTALS LLC	1WD		57500	6510	90230
56	1	2005-01-21	SIGMA THETA EPSILON HOUS	1WD		85000	6510	51710
745	1	1999-12-15	AMBURGEY JOHN A & PATRIC	1SD		68000	6510	43090
684	1	1990-08-24		1UN	*	42500	0	22910
911	0	1987-10-26			*	15000	0	22910

Year	Land	Bldg	Total	Net Tax
2019	2280	31580	33860	1640.44
2018	2280	31580	33860	1604.46

	p r o j e c t		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2023			
110	HOG CREEK MAINLINE - HOG CR.	XA/2023			
598	ADA LIGHTS	XV/2023			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



615 S JOHNSON ST 45810

Occupancy 1 Single Family

Story Height 2

Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1937	135420
	Full Upper	FRAME	1347	64760
	Basement		1347	24930
	Subtotal			225110
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X			300 sq ft	Basement Finish	3480
Panelled Wall	X	X					Plumbing	2100
Floor/Hardwood			X				Extra Features	5340
Floor/Carpet		X	X				Total Value	236030
Floor/Tile-Lino		X						
Number of Rooms		9	2				PUB SIDEWALK	
Bedrooms		5						
							Neighborhood:	
Central Heat		A					Code:	2500
HOT WATER							Dwl/Gar/NC%	1.1900
Plumbing								
Standard	1							
Extra 3 Fixture	1							

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		3584		C	OLD/GD	236030	.40	.20	134820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	177	108	130	140	7000	7000

Call Back: Sign: PSN Date: 2015-10-12 Lister: 25-060036.0000-v082020R