LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-070001.0000 COM
F03 2024

sale

2021	NEEDLER ABK LLC	2006-05-24
2022	NEEDLER ABK LLC	2006-05-24
2023	NEEDLER ABK LLC	2006-05-24
2024	NEEDLER ABK LLC	2006-05-24 RICES PT 9 & 8
	945 S MAIN ST	4WD
		$1,050,000
	ADA OH 45810	

Eff Rate: – 56.60 — 51.26 — 48.36 — 48.55 — a/r

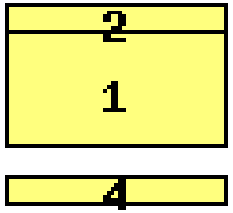
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	421	421	421	421	421
Acres	1.5400	1.5400	1.5400	1.5400	
Land100%	45540	45540	45540	45540	45530
Bldg100%	669490	669490	717540	717540	717530
Totl100%	715030t	715030t	763090t	763090t	763060t
Cauv100%					
Tax Value:					
Land 35%	15940	15940	15940	15940	15940
Bldg 35%	234320	234320	251140	251140	251140
Totl 35%	250260t	250260t	267080t	267080t	267070t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	14165.70	12827.62	12916.64	12968.12	
Sp-Asmnt	931.70	925.70	938.32	**929.32**	

250700030000
250700170000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
316	4	2006-05-24	NEEDLER ABK LLC	4WD	1050000	92400	569630
481	1	1992-05-22		1WD	600000	0	345400

Year	Land	Bldg	Total	Net Tax
2020	15940	234320	250260	14349.44
2019	15940	234320	250260	14268.32

	p r o j e c t		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2024			
500	HARDIN COUNTY LANDFILL	XA/2024			
598	ADA LIGHTS	XV/2024			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



945 S MAIN ST 45810

PUB SIDEWALK

Neighborhood:
Code: 2500
Dwl/Gar/NC% 1.1900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	SUPERMART			14682	53.79	C	1967AV	789750	.30		552830
2	STORAGE			3440	34.49	C	1997AV	118650	.30		83060
3	Paving			35000	1.50	C	1996AV	52500	.65		18380
4	STORAGE			2936	30.25	C	1996AV	88810	.30		62170
5	Paving			1036	3.00	C	1996AV	3110	.65		1090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.4500						43500	43500
site value	.0900						2030	2030

Call Back: Sign: PSN Date: 2015-09-29 Lister: 25-070001.0000-v082020R