

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-070001.0000
F03

COM
2025

sale

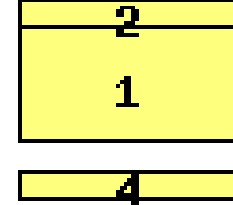
2022 NEEDLER ABK LLC	2006-05-24
2023 NEEDLER ABK LLC	2006-05-24
2024 NEEDLER ABK LLC	2006-05-24
2025 NEEDLER ABK LLC	2006-05-24 RICES PT 9 & 8
945 S MAIN ST	4WD
ADA OH 45810	\$1,050,000

Eff Rate:-	51.26	48.36	48.55	48.75	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	421	421	421	421	421
Acres	1.5400	1.5400	1.5400	1.5400	1.5400
Land100%	45540	45540	45540	45540	45540
Bldg100%	669490	717540	717540	717540	717540
Totl100%	715030t	763090t	763090t	763090t	763090t
Cauvl00%					
Tax Value:					
Land 35%	15940	15940	15940	15940	15940
Bldg 35%	234320	251140	251140	251140	251140
Totl 35%	250260t	267080t	267080t	267080t	267080t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	12827.62	12916.64	12968.12	12993.94	13021.26
Sp-Asmnt	925.70	938.32	929.32	938.32	

250700030000
250700170000
Sale# #p sale date To Type/Invalid? Sales\$ co:land co:blgd
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
2021 15940 234320 250260 14165.70
2020 15940 234320 250260 14349.44

project ben acres / % factor
107 GRASS RUN #933 - HOG CREEK XA/2025
500 HARDIN COUNTY LANDFILL XA/2025
110 HOG CREEK MAINLINE - HOG CR. XA/2025
598 ADA LIGHTS XV/2025
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	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 SUPERMART		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
2 STORAGE			14682	53.79	C	1967AV	789750	.30	552830
3 Paving			3440	34.49	C	1997AV	118650	.30	83060
4 STORAGE			35000	1.50	C	1996AV	52500	.65	18380
5 Paving			2936	30.25	C	1996AV	88810	.30	62170
			1036	3.00	C	1996AV	3110	.65	1090
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	rate	rate	value	value		
	1.4500		factor			43500	43500		
	.0900					2030	2030		

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