LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-070001.0000 COM
F03 2026

sale

2023 NEEDLER ABK LLC	2006-05-24	
2024 NEEDLER ABK LLC	2006-05-24	
2025 NEEDLER ABK LLC	2006-05-24	
2026 NEEDLER ABK LLC	2006-05-24	RICES PT 9 & 8
945 S MAIN ST	4WD	
	$1,050,000	
ADA OH 45810		

Eff Rate:- 48.36 48.55 48.75 48.75 a/r

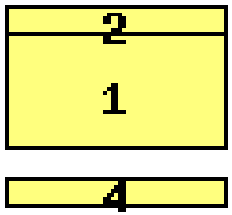
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	421	421	421	421	0	421	421	421
Acres	1.5400	1.5400	1.5400	1.5400	1.5400			
Land100%	45540	45540	45540	45540		45540	54630	54640
Bldg100%	717540	717540	717540	717540		717540	861030	861040
Totl100%	763090t	763090t	763090t	763090t		763090t	915660t	915680t
Cauv100%								
Tax Value:								
Land 35%	15940	15940	15940	15940		15940	19120	19120
Bldg 35%	251140	251140	251140	251140		251140	301360	301360
Totl 35%	267080t	267080t	267080t	267080t		267080t	320480t	320490t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	12916.64	12968.12	13021.26	12993.94	13021.26			
Sp-Asmnt	938.32	929.32	938.32	938.32				

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
2022	15940	234320	250260	12827.62
2021	15940	234320	250260	14165.70

p r o j e c t		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:	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	SUPERMART			14682	64.54	C	1967AV	789750	.30		663400
2	STORAGE			3440	41.38	C	1997AV	118650	.30		99670
3	Paving			35000	1.80	C	1996AV	52500	.65		22060
4	STORAGE			2936	36.30	C	1996AV	88810	.30		74600
5	Paving			1036	3.60	C	1996AV	3110	.65		1310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.4500						43500	52200
site value	.0900						2030	2440

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