

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-080049.0000
F51

RES
2025

sale

Eff Rate:- 47.64 — 41.58 — 41.81 — 42.27 — a/r

2022 WILSON HARRY JAMES	2020-09-16
2023 MAGNUS TERRA CO LTD	2022-11-29
2024 MAGNUS TERRA CO LTD	2022-11-29
2025 MAGNUS TERRA CO LTD	2022-11-29 DOBBINS OL 1
810 S GILBERT ST	2WD
ADA OH 45810	\$181,000

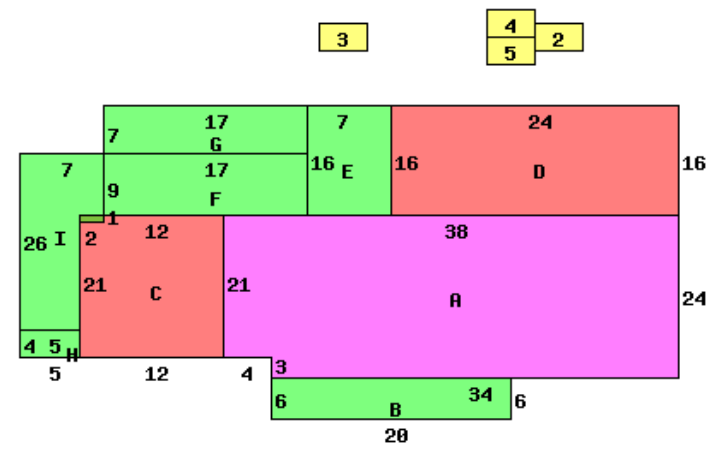
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	7940	8200	8200	8200	8200	8190
Bldg100%	86510	135860	135860	135860	135860	135850
Totl100%	94460t	144060t	144060t	144060t	144060t	144040t
Cauv100%						
Tax Value:						
Land 35%	2780	2870	2870	2870	2870	2870
Bldg 35%	30280	47550	47550	47550	47550	47550
Totl 35%	33060t	50420t	50420t	50420t	50420t	50410t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1452.38	1923.34	1936.28	1946.36	1958.06	
Sp-Asmnt	48.80	61.82	58.82	61.82		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		900			
	DK	P		120	1800	b	PORCH
1	F/C	A		252		c	ADDTN
1	F/C	A		384		d	ADDTN
	DK	P		112	1680	e	PORCH
	FFP	P		153	6120	f	PORCH
	DK	P		119	1790	g	PORCH
	DK	P		20	300	h	PORCH
	DK	P		150	2250	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
617	2	2022-11-29	MAGNUS TERRA CO LTD	2WD	181000	7940	86510
413	2	2020-09-16	WILSON HARRY JAMES	2WD	155000	7570	78510
565	2	2018-11-16	RETTNER DAVID A & DEBRA	2SD	140000	7570	78510

Year	Land	Bldg	Total	Net Tax
2021	2780	30280	33060	1598.88
2020	2780	30280	33060	1622.62

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



810 S GILBERT ST 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME 1536 121310
	Basement	900 16810
	Subtotal	138120
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	450 sq ft
Panelled Wall	X X	Basement Finish 5080
Floor/Hardwood	X	Air Conditioning 2610
Floor/Carpet	X X	Plumbing 1400
Number of Rooms	2 6	Extra Features 13940
Bedrooms	3	Total Value 161150
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		PUB SIDEWALK
Central A/C	A	Neighborhood:
Plumbing		Code: 2500
Standard	1	Dwl/Gar/NC% 1.1900
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1986		C	OLD/VG	161150	.30		134240
2 Shed		20X24	480	D	1981AV	4610	.65		1610
3 Shed	*PP F 0	8X8	64		OLD/	0			0
4 Shed	*NV ATT	6X10	60		OLD/FR	0			0
5 Shed	*PP	6X14	84		2022AV	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
	62.5000	63.00	150	100	130	130	8190	8190	