LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-080068.0000 RES
G02 2025

sale

2022	SALTZMAN RENTALS LLC	2021-06-23
2023	SALTZMAN RENTALS LLC	2021-06-23
2024	SALTZMAN RENTALS LLC	2021-06-23
2025	SALTZMAN RENTALS LLC	2021-06-23 DOBBINS 1ST 5
	617 S MAIN ST	16
		$0
	ADA OH 45810	

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

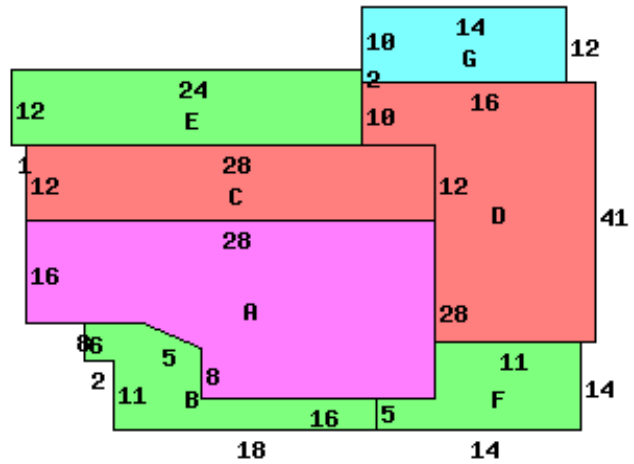
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	530	530	530	530	530	530
Acres						
Land100%	6830	7000	7000	7000	7000	7000
Bldg100%	86710	103540	103540	103540	103540	103530
Totl100%	93540t	110540t	110540t	110540t	110540t	110530t
Cauv100%						
Tax Value:						
Land 35%	2390	2450	2450	2450	2450	2450
Bldg 35%	30350	36240	36240	36240	36240	36240
Totl 35%	32740t	38690t	38690t	38690t	38690t	38690t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1438.32	1475.90	1485.82	1493.54	1502.52	
Sp-Asmnt	84.56	89.02	86.02	89.02		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		648		a	*MAIN
	OFP	P		166	4980	b	PORCH
2	F/C	A		336		c	ADDTN
1	F/C	A		501		d	ADDTN
	DK	P		288	4320	e	PORCH
	EFP	P		160	6400	f	PORCH
04	F	O		168	2020	g	OTHER

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
267	16	2021-06-23	SALTZMAN RENTALS LLC	16	*	0	6830	86710
51	1	2020-02-10	SALTZMAN JERROLD J	10C	*	0	6510	78460
40	15	2020-01-31	SALTZMAN JERROLD J	15	*	0	6510	78460
39	15	2020-01-31	SALTZMAN JERROLD J & MICH	15	*	0	6510	78460
491	11	2005-12-15	SALTZMAN JERROLD J & MIC	11	*	0	8910	75290
654	4	2000-11-03	SALTZMAN JERROLD J & MIC	4WD		175000	8110	37890

Year	Land	Bldg	Total	Net Tax
2021	2390	30350	32740	1583.40
2020	2390	30350	32740	1606.92

	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			



617 S MAIN ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1485	116880
	Full Upper	FRAME	984	62040
	Subtotal			178920
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	2 /	Extra Living Units 7000
Floor/Carpet	X	X		Plumbing 3500
Floor/Tile-Lino	X	X		Extra Features 17720
Number of Rooms	1	1 6		Total Value 207140
Bedrooms		5 5		
				PUB PAVED ST/RD
Central Heat	A			PUB SIDEWALK
FORCED AIR				
Plumbing				Neighborhood:
Standard	2			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	DWELLING	2 F/C		2469		C	OLD/GD	207140	.40	.30	103530

	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: 2015-02-03 Lister: