LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-080069.0000 RES
G01 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 6
	621 S MAIN ST	16
		$0
	ADA OH 45810	

Eff Rate: – 47.64 — 41.58 — 41.81 — 42.01 — a/r

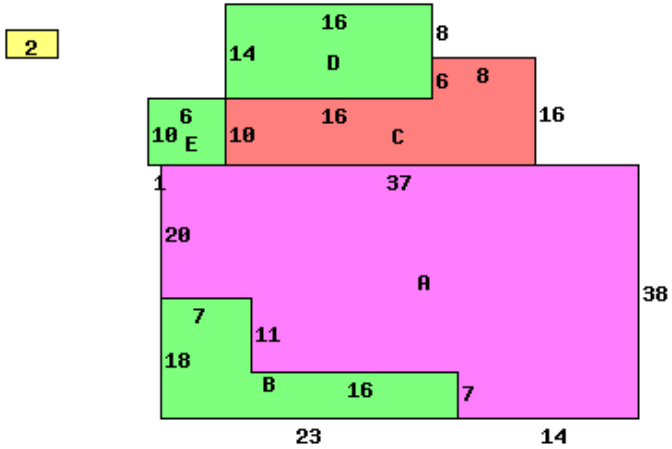
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	6830	7000	7000	7000	7000
Bldg100%	111710	152940	152940	152940	152940
Totl100%	118540t	159940t	159940t	159940t	159940t
Cauv100%					
Tax Value:					
Land 35%	2390	2450	2450	2450	2450
Bldg 35%	39100	53530	53530	53530	53530
Totl 35%	41490t	55980t	55980t	55980t	55980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1822.72	2135.42	2149.84	2161.00	
Sp-Asmnt	55.12	66.00	63.00	66.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1168		a	*MAIN
	OFP	P		238	7140	b	PORCH
1 B	F	A		288		c	ADDTN
	DK	P		224	3360	d	PORCH
	EFP	P		60	2400	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
267	16	2021-06-23	SALTZMAN RENTALS LLC	16	*	0	6830	111710
107	1	2020-03-16	SALTZMAN JERROLD J	1QC	*	0	6510	100570
40	15	2020-01-31	SALTZMAN JERROLD J	15	*	0	6510	100570
39	15	2020-01-31	SALTZMAN JERROLD J & MICH	15	*	0	6510	100570
491	11	2005-12-15	SALTZMAN JERROLD J & MIC	11	*	0	8910	101490
654	4	2000-11-03	SALTZMAN JERROLD J & MIC	4WD		175000	8110	20460
977	1	1995-10-06	FRY TRUMAN D	1WD		27000	8110	57310
1048	1	1988-12-27		1WD		47500	0	49110
629	1	1988-08-09		1WD		42000	0	49110

Year	Land	Bldg	Total	Net Tax
2021	2390	39100	41490	2006.58
2020	2390	39100	41490	2036.38

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			



621 S MAIN ST 45810

Occupancy 1 Single Family

Story Height 2

Floor Level

Shingle

*DWELLING COMPUTATIONS

	Sq-Ft	Value
Main FRAME	1456	114600
Full Upper FRAME	1168	62150
Qtr Story FRAME	1168	4460
Basement	1456	26940
Subtotal		208150
Roof HIP		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X			X	
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X	X		
Number of Rooms	2	9	9		
Bedrooms		4	4		
Central Heat FORCED AIR		A			
Plumbing Standard	2				

Plumbing	3500
Extra Features	12900
Total Value	224550
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	DWELLING	2 BAF		2624		C	OLD/GD	224550	.40	.10	144300
2	Garage		36X24	864		C	1983AV	20740	.65		8640

	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: 25-080069.0000-v082020R