LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-080091.0000 RES
F28 2025

sale

2022 ROSENBERG REBECCA	2017-08-18	
2023 ROSENBERG REBECCA	2017-08-18	
2024 ROSENBERG REBECCA	2017-08-18	
2025 ROSENBERG REBECCA	2017-08-18	DOMESTIC REALTY SUB
803 S UNION ST	3WD	DOBBINS 2ND PT OL 1-2
	$239,900	
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	510	510	510	510	510	510
Acres						
Land100%	14430	14860	14860	14860	14860	14850
Bldg100%	202340	249200	249200	249200	249200	249200
Totl100%	216770t	264060t	264060t	264060t	264060t	264050t
Cauv100%						
Tax Value:						
Land 35%	5050	5200	5200	5200	5200	5200
Bldg 35%	70820	87220	87220	87220	87220	87220
Totl 35%	75870t	92420t	92420t	92420t	92420t	92420t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	3333.10	3525.48	3549.24	3567.68	3589.16	
Sp-Asmnt	92.90	105.32	96.32	105.32		

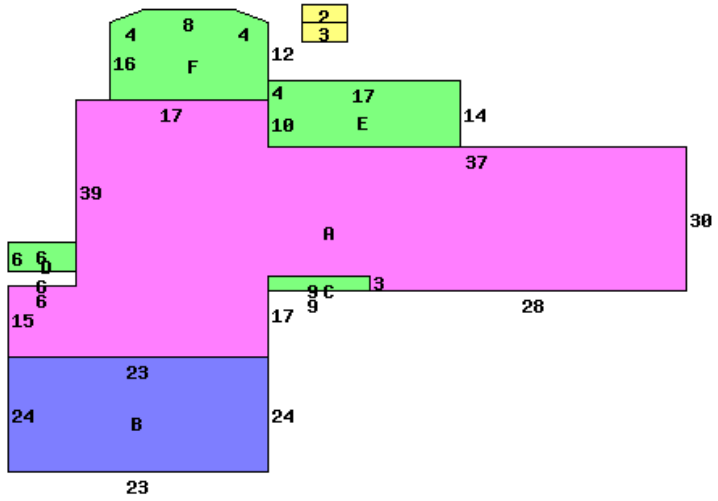
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2091		a	*MAIN
	F	G		552	13250	b	GRAGE
	RFX	P		27	270	c	PORCH
	BAY	P		36	1370	d	PORCH
	OFP	P		238	7140	e	PORCH
	DK	P		257	3860	f	PORCH

#: 24, 96 L/W
2018 dupl combined parcels 25-080024 & 25-080096
250800240000
250800960000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
400	3	2017-08-18	ROSENBERG REBECCA	3WD		239900	11800	184570
21	3	2006-01-12	DUFF JASON S	3EX		245000	13460	202490
1246	1	1995-12-18	HEIFNER FREDERICK R	1WD		21000	6200	400
46	1	1994-01-20	DILLER LORA ANN MATTEVI	1WD	*	10000	0	6600
1154	1	1993-11-19	WOODS WALTER H	1CT	*	0	0	6600

Year	Land	Bldg	Total	Net Tax
2021	5050	70820	75870	3669.30
2020	5050	70820	75870	3723.80

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			



803 S UNION ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2091	156640
	Subtotal			156640
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3720
Floor/Tile-Lino	X	Plumbing	3500
Number of Rooms	6	Garages and Carports	13250
Bedrooms	2	Extra Features	12640
		Total Value	191750
Fireplace			
Openings	1	PUB SIDEWALK	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2500
Central A/C	A	Dwl/Gar/NC%	1.1900
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B/C		2091		B	1996VG	249280	.17		246210
2	P	OFP0	8X24	192		C	1997AV	5760	.55		2590
3	BARN/LOFT	*SV	24X32	768			OLD/	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		101.00	200	113	130	147	14850	14850

Call Back: Sign: PSN Date: 2015-09-23 Lister:

25-080091.0000-v082020R