LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130046.0000 RES
C28 2026

sale

2023	MUSSELMAN GABRIEL	2015-03-06
2024	MUSSELMAN GABRIEL	2015-03-06
2025	MUSSELMAN GABRIEL	2015-03-06
2026	MUSSELMAN GABRIEL	2015-03-06 WEST LAWN HTS PT 28-29-30
	534 N GRAND AVE	1WD
		$110,000
	ADA OH 45810	

Eff Rate:– 41.58 — 41.81 — 42.26 — 42.27 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	16370	16370	16370	16370		16370	18910	18900
Bldg100%	126600	126600	126600	126600		126600	158940	158930
Totl100%	142970t	142970t	142970t	142970t		142970t	177860t	177830t
Cauv100%								
Tax Value:								
Land 35%	5730	5730	5730	5730		5730	6620	6620
Bldg 35%	44310	44310	44310	44310		44310	55630	55630
Totl 35%	50040t	50040t	50040t	50040t		50040t	62250t	62240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1908.84	1921.70	1943.32	1931.68	1943.32			
Sp-Asmnt	91.54	82.54	91.54	91.54				

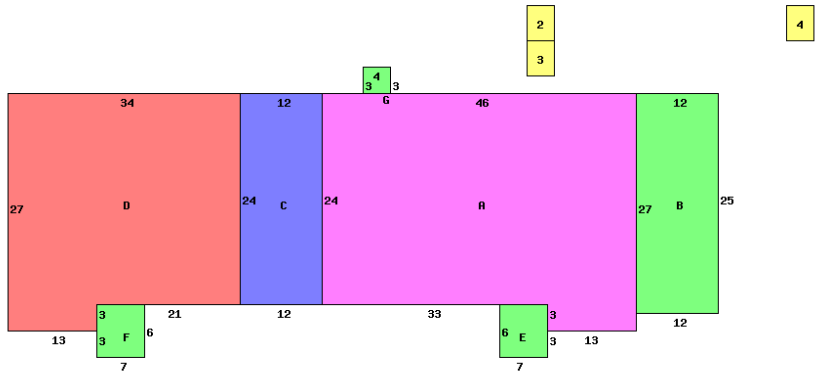
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1143		a	*MAIN
	EFP	P		300	12000	b	PORCH
	F	G		288	6910	c	GRAGE
1	F/C	A		855		d	ADDTN
	STP	P		42	170	e	PORCH
	STP	P		42	170	f	PORCH
	STP	P		12	50	g	PORCH

#: 45 47 L/W
251300450000
251300470000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
93	1	2015-03-06	MUSSELMAN GABRIEL	1WD		110000	14570	110830
78	1	2008-02-15	DOWNER JOHN M & CHASSIDY	1WD	*	96667	11090	107060
345	1	1997-08-25	PARK WILMA	1CT	*	0	11600	79690

Year	Land	Bldg	Total	Net Tax
2022	5560	34540	40100	1761.66
2021	5560	34540	40100	1939.36

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		



534 N GRAND AVE 45810

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1998	137720
	Subtotal			137720
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	1 /	Extra Living Units	3500
Panelled Wall	X		Air Conditioning	3540
Floor/Carpet	X		Plumbing	4900
Floor/Tile-Lino	X		Garages and Carports	6910
Number of Rooms	9		Extra Features	12870
Bedrooms	4		Total Value	169440
Central Heat	A		PUB PAVED ST/RD	
ELECTRIC			PUB SIDEWALK	
Central A/C	X			
Plumbing			Neighborhood:	
Standard	2		Code:	2500
Extra 2 Fixture	1		Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		1998		C+	1971AV	186380	.40	.10	150970
2	Garage			18X24	432		C	1971AV	10370	.65		5440
3	P		OFP0	10X14	140			2009AV	4200	.40		2520
4	Shed	*PP	0	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	140.0000	140.00	122	90	150	135	18900	18900

Call Back: Sign: PSN Date: 2015-09-25 Lister:

25-130046.0000-v082020R