

LIBERTY TWP  
ADA CORP

00240

Hardin County, Ohio  
Michael T. Bacon, Auditor

25-130046.0000  
C28

RES  
2025

sale

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

2022 MUSSELMAN GABRIEL	2015-03-06	
2023 MUSSELMAN GABRIEL	2015-03-06	
2024 MUSSELMAN GABRIEL	2015-03-06	
2025 MUSSELMAN GABRIEL	2015-03-06	WEST LAWN HTS PT 28-29-30
534 N GRAND AVE		LWD
	\$110,000	
ADA OH 45810		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	15890	16370	16370	16370	16380
Bldg100%	98690	126600	126600	126600	126610
Totl100%	114570t	142970t	142970t	142970t	142990t
Cauvl00%					
Tax Value:					
Land 35%	5560	5730	5730	5730	5730
Bldg 35%	34540	44310	44310	44310	44310
Totl 35%	40100t	50040t	50040t	50040t	50050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1761.66	1908.84	1921.70	1931.68	
Sp-Asmnt	84.08	91.54	82.54	91.54	

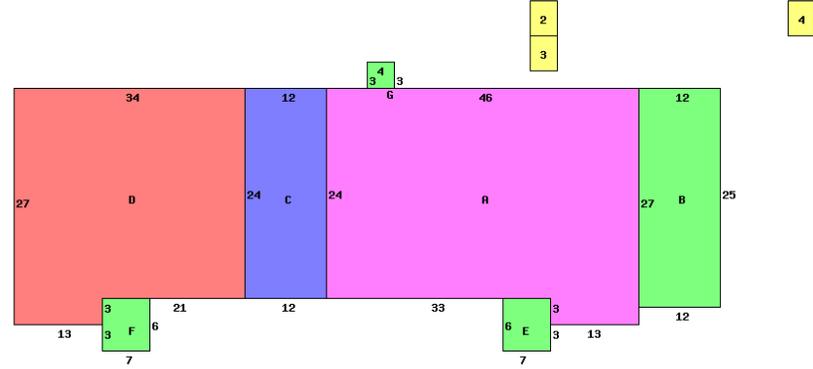
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1143		a	*MAIN
	EFP	P		300	12000	b	PORCH
	F	G		288	6910	c	GRAGE
1	F/C	A		855		d	ADDTN
	STP	P		42	170	e	PORCH
	STP	P		42	170	f	PORCH
	STP	P		12	50	g	PORCH

#: 45 47 L/W  
251300450000  
251300470000

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

Year	Land	Bldg	Total	Net Tax
2021	5560	34540	40100	1939.36
2020	5560	34540	40100	1968.18

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	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1998 137720
	Subtotal		137720
Shingle	Roof	HIP	
	B 1 2 U A		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1998		C+	1971AV	186380	.40	.10	119770
2 Garage		18X24	432	C	1971AV	10370	.65		4320
3 P	OPF0	10X14	140		2009AV	4200	.40		2520
4 Shed	*PP	8X8	64		OLD/	0			0

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

front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value
	140.0000	140.00	122	90	117	16380	16380

Central Heat	A	PUB PAVED ST/RD
ELECTRIC		PUB SIDEWALK
Central A/C	X	
Plumbing		Neighborhood:
Standard	2	Code:
Extra 2 Fixture	1	Dwl/Gar/NC%
		2500
		1.1900