

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130048.0000
C25

RES
2025

sale

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

| | | | | | |
|------|-------------------|------------|---------------------|--|--|
| 2022 | BMAR HOLDINGS LLC | 2012-12-24 | | | |
| 2023 | BMAR HOLDINGS LLC | 2012-12-24 | | | |
| 2024 | BMAR HOLDINGS LLC | 2012-12-24 | | | |
| 2025 | BMAR HOLDINGS LLC | 2012-12-24 | PT NE 1/4 NE 1/4 21 | | |
| | 407 W NORTH AVE | 12 | 1.00A | | |
| | ADA OH 45810 | | \$239,000 | | |

| | | | | | | |
|------------|---------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | |
| Land100% | 29200 | 30030 | 30030 | 30030 | 30030 | 30040 |
| Bldg100% | 66490 | 84170 | 84170 | 84170 | 84170 | 84170 |
| Totl100% | 95690t | 114200t | 114200t | 114200t | 114200t | 114210t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 10220 | 10510 | 10510 | 10510 | 10510 | 10510 |
| Bldg 35% | 23270 | 29460 | 29460 | 29460 | 29460 | 29460 |
| Totl 35% | 33490t | 39970t | 39970t | 39970t | 39970t | 39970t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 1471.28 | 1524.72 | 1534.98 | 1542.96 | 1552.24 | |
| Sp-Asmnt | 49.12 | 53.98 | 50.98 | 53.98 | | |

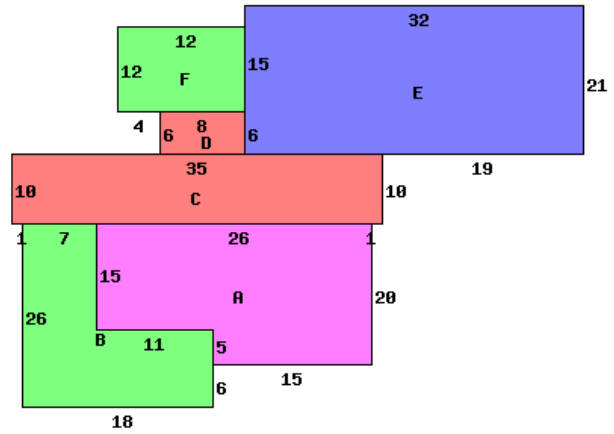
| | | | | | | | |
|------|-----|------|------|-------|-------|---|-------|
| SHB+ | CON | TYPE | FACT | SQ-FT | VALUE | | |
| 1H | F/C | M | | 465 | | a | *MAIN |
| | EFP | P | | 303 | 12120 | b | PORCH |
| 1 | F/C | A | | 350 | | c | ADDTN |
| 1 | F/C | A | | 48 | | d | ADDTN |
| | F | G | | 672 | 16130 | e | GRAGE |
| | DK | P | | 144 | 2160 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-------------------|---------------|--------|---------|---------|
| 591 | 12 | 2012-12-24 | BMAR HOLDINGS LLC | 12 | 239000 | 26800 | 49770 |
| 215 | 1 | 2009-06-10 | WEAVER PHILLIP | LWD * | 14900 | 21510 | 46400 |
| 180 | 1 | 2009-05-22 | P B REIT INC | LSH * | 28000 | 21510 | 46400 |
| 231 | 1 | 1993-04-01 | WARD HARRY E | LAF * | 0 | 0 | 32510 |
| 157 | 1 | 1993-03-05 | WARD HARRY E | LCT * | 0 | 0 | 32510 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 10220 | 23270 | 33490 | 1619.68 |
| 2020 | 10220 | 23270 | 33490 | 1643.72 |

| 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 |

2



407 W NORTH AVE 45810

| | | | |
|---------------------------|------------------------|----------------------|--------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | Sq-Ft | Value |
| Story Height 1H | | 863 | 98370 |
| Floor Level | Main FRAME | 465 | 24900 |
| | Part Upper FRAME | | |
| | Subtotal | | 123270 |
| Shingle | Roof GABLE | | |
| Plaster/Drywall | P P | Plumbing | 3500 |
| Floor/Carpet | X | Garages and Carports | 16130 |
| Floor/Tile-Lino | L | Extra Features | 14280 |
| Number of Rooms | 5 2 | Total Value | 157180 |
| Bedrooms | 1 2 | | |
| Central Heat | A | PRIV WATER | |
| FORCED AIR | | PUB PAVED ST/RD | |
| Plumbing | | PUB SIDEWALK | |
| Standard | 1 | Neighborhood: | |
| Extra 3 Fixture | 1 | Code: | 2500 |
| Extra 2 Fixture | 1 | Dwl/Gar/NC% | 1.1900 |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|--------|-----------|----------|-------|-------|-------|
| 1 DWELLING | LH F/C | 6X10 | 1328 | C | OLD/AV | 157180 | .55 | Dpr | 84170 |
| 2 Shed | *PP F 0 | 60 | | | OLD/ | 0 | | Dpr | 0 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | | |
| | frontage | frontage | depth | factor | rate | value | value | | |
| | | 203.00 | 208 | 114 | 130 | 148 | 30040 | 30040 | |

Call Back:

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

25-130048.0000-v082020R