LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130048.0000 RES
C25 2026

sale

2023 BMAR HOLDINGS LLC	2012-12-24	
2024 BMAR HOLDINGS LLC	2012-12-24	
2025 BMAR HOLDINGS LLC	2012-12-24	
2026 BMAR HOLDINGS LLC	2012-12-24 PT NE 1/4 NE 1/4 21	
407 W NORTH AVE	12 1.00A	
	$239,000	
ADA OH 45810		

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

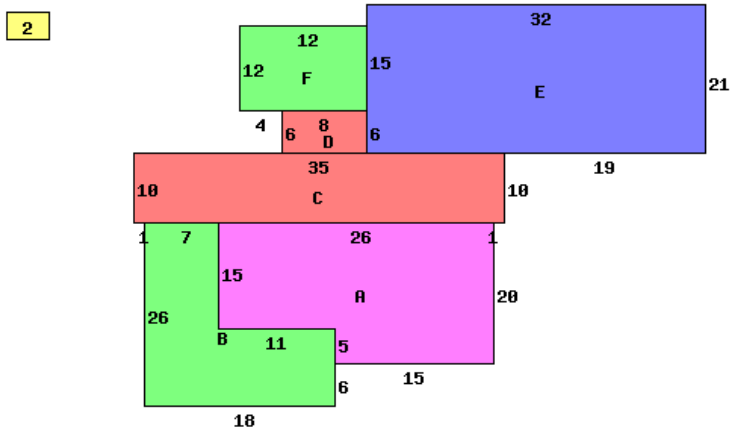
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	30030	30030	30030	30030		30030	34710	34710
Bldg100%	84170	84170	84170	84170		84170	106110	106100
Totl100%	114200t	114200t	114200t	114200t		114200t	140830t	140810t
Cauv100%								
Tax Value:								
Land 35%	10510	10510	10510	10510		10510	12150	12150
Bldg 35%	29460	29460	29460	29460		29460	37140	37140
Totl 35%	39970t	39970t	39970t	39970t		39970t	49290t	49280t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1524.72	1534.98	1552.24	1542.96	1552.24			
Sp-Asmnt	53.98	50.98	53.98	53.98				

SHB+	CONS	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:bldg
591	12	2012-12-24	BMAR HOLDINGS LLC	12		239000	26800	49770
215	1	2009-06-10	WEAVER PHILLIP	1WD	*	14900	21510	46400
180	1	2009-05-22	P B REIT INC	1SH	*	28000	21510	46400
231	1	1993-04-01	WARD HARRY E	1AF	*	0	0	32510
157	1	1993-03-05	WARD HARRY E	1CT	*	0	0	32510

Year	Land	Bldg	Total	Net Tax
2022	10220	23270	33490	1471.28
2021	10220	23270	33490	1619.68

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			



407 W NORTH AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	863	98370
	Part Upper	FRAME	465	24900
	Subtotal			123270
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms		5	2		
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Plumbing	3500
Garages and Carports	16130
Extra Features	14280
Total Value	157180
PRIV WATER	
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	2500
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	1H F/C		1328		C	OLD/AV	157180	.55		106100
2	Shed	*PP F 0	6X10	60			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		203.00	208	114	150	171	34710	34710

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

25-130048.0000-v082020R