LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-140009.0000 COM
D35 2025

sale

2022 WYNDHAM ENTERPRISES L	2005-04-01	
2023 WYNDHAM ENTERPRISES L	2005-04-01	
2024 WYNDHAM ENTERPRISES L	2005-04-01	
2025 WYNDHAM ENTERPRISES LTD	2005-04-01	PT SE1/4 SE1/4 S16 5.5924
126 W NORTH ST	1WD	
	$632,000	
ADA OH 45810		

2026 BUTLERS INVESTMENT PROP	2025-04-16	
126 W NORTH ST	1WD	
ADA OH 45810		

Eff Rate: 51.26 48.36 48.55 48.75 a/r

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	402	402	402	402	402	402
Acres	5.5900	5.5900	5.5900	5.5900	5.5900	
Land100%	68770	114630	114630	114630	114630	137560
Bldg100%	757230	825060	825060	825060	825060	964560
Totl100%	826000t	939690t	939690t	939690t	939690t	1102120t
Cauv100%						
Tax Value:						
Land 35%	24070	40120	40120	40120	40120	48150
Bldg 35%	265030	288770	288770	288770	288770	337600
Totl 35%	289100t	328890t	328890t	328890t	328890t	385740t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	14818.46	15905.92	15969.32	16001.12	16034.74	
Sp-Asmnt	891.03	922.60	910.60	926.05		

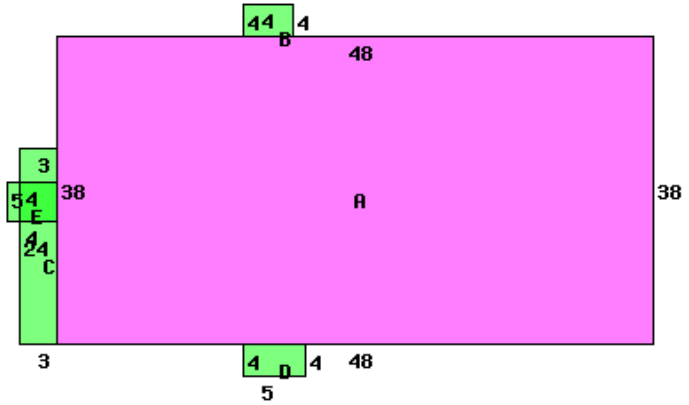
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1824		a	*MAIN
	STP	P		16	60	b	PORCH
	RFX	P		72	720	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		20	80	e	PORCH

#: 10, 38, & 52, L/W
See Card 1 for entire value of parcel
251400100000
251400380000
251400520000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
153	1	2025-04-16	BUTLERS INVEST	1WD	1300000	114630	825060
203	1	2005-04-01	WYNDHAM ENTERPRISES LTD	1WD	632000	63000	574660
1044	1	1988-12-21		1WD	24000	0	32800

Year	Land	Bldg	Total	Net Tax
2021	24070	265030	289100	16364.18
2020	24070	265030	289100	16576.46

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
107 GRASS RUN #933 - HOG CREEK	XA/2025			
598 ADA LIGHTS	XV/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	7000
Floor/Carpet	X	Extra Features	940
Number of Rooms	9 2	Total Value	138480
Bedrooms	6		
		PUB SIDEWALK	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	4444
Standard	3	Dwl/Gar/NC%	1.2000
		lot/hmsite%	1.2000
		res-ag:lnd%	1.2000
		ag-t:c/p/w%	1.2000
		ag-t:other%	1.2000
		ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	*NV 3UNI	38X48	1824		C	1989VP	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.5700				25000		39250	47100
site value	4.0200				18750		75380	90460

Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
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Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:
Call Back:	Sign: PSN	Date: 2015-09-24	Lister:

25-140009.0000-v082020R

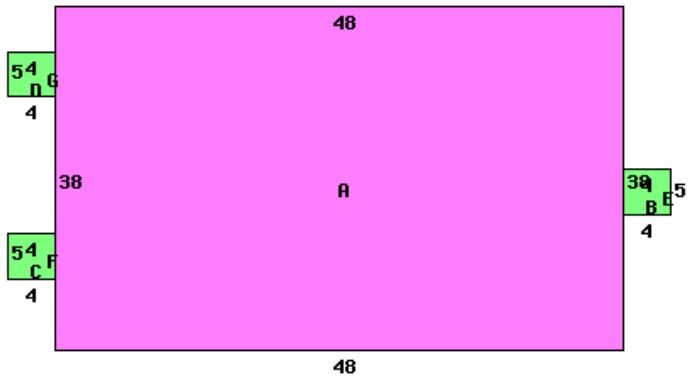
LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-140009.0000 COM
D35 2025

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1824		a	*MAIN
	CAN	P		20	160	b	PORCH
	CAN	P		20	160	c	PORCH
	CAN	P		20	160	d	PORCH
	STP	P		20	80	e	PORCH
	STP	P		20	80	f	PORCH
	STP	P		20	80	g	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

Story Height 1
Floor Level
Shingle

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1824	130540
Subtotal				130540
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	X	Extra Living Units	3500
Floor/Carpet	X	Plumbing	7000
Number of Rooms	9 2	Extra Features	720
Bedrooms	6	Total Value	141760

Central Heat A
ELECTRIC
Plumbing
Standard 3

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198460	.40	.25	89310

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

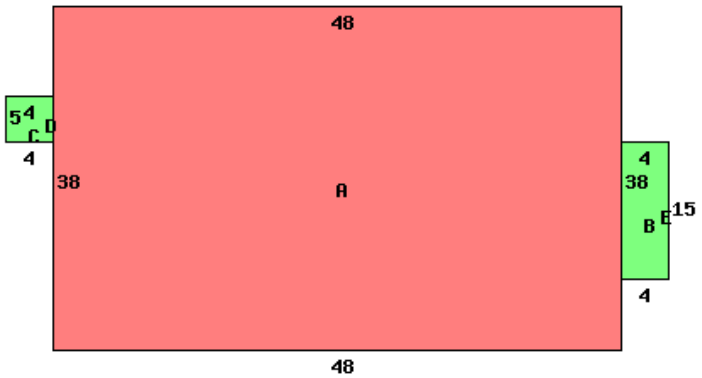
LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-140009.0000 COM
D35 2025

CAMA / Cont: 2

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	A		1824		a	ADDTN
	CAN	P		60	480	b	PORCH
	CAN	P		20	160	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		60	240	e	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Living Units	3500
Floor/Carpet	X	Plumbing	7000
Number of Rooms	9 2	Extra Features	960
Bedrooms	6	Total Value	142000

Central Heat A
ELECTRIC
Plumbing
Standard 3

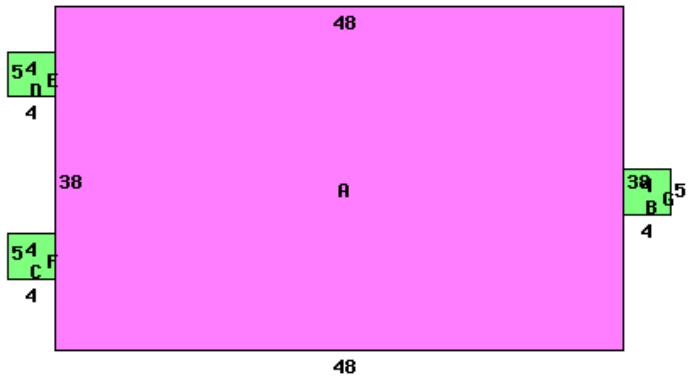
	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
3	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198800	.40	.25	89460

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP Hardin County, Ohio 25-140009.0000 COM
ADA CORP 00240 Michael T. Bacon, Auditor D35 2025

CAMA / Cont: 3

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1824		a	*MAIN
	CAN	P		20	160	b	PORCH
	CAN	P		20	160	c	PORCH
	CAN	P		20	160	d	PORCH
	STP	P		20	80	e	PORCH
	STP	P		20	80	f	PORCH
	STP	P		20	80	g	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Extra Living Units		3500
Floor/Carpet	X	Plumbing		7000
Number of Rooms	9 2	Extra Features		720
Bedrooms	6	Total Value		141760
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	3			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
4	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198460	.40	.25	89310

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

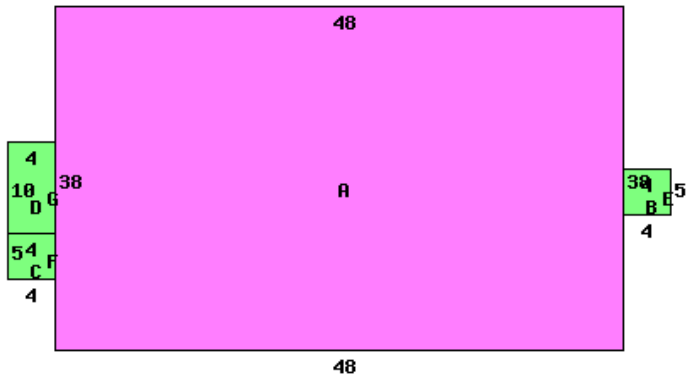
LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-140009.0000 COM
D35 2025

CAMA / Cont: 4

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1824		a	*MAIN
	CAN	P		20	160	b	PORCH
	CAN	P		20	160	c	PORCH
	CAN	P		40	320	d	PORCH
	STP	P		20	80	e	PORCH
	STP	P		20	80	f	PORCH
	STP	P		40	160	g	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X			
Floor/Carpet	X			
Number of Rooms	9 2			
Bedrooms	6			
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	3			

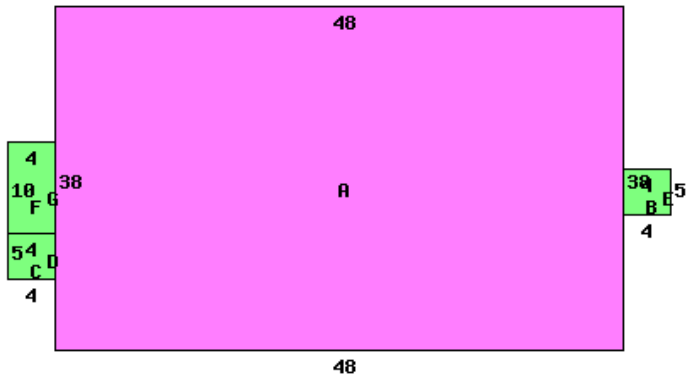
	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
5	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198800	.40	.25	89460		
												Extra Living Units	3500
												Plumbing	7000
												Extra Features	960
												Total Value	142000

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP Hardin County, Ohio 25-140009.0000 COM
ADA CORP 00240 Michael T. Bacon, Auditor D35 2025

CAMA / Cont: 5

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1824		a	*MAIN
	CAN	P		20	160	b	PORCH
	CAN	P		20	160	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		20	80	e	PORCH
	CAN	P		40	320	f	PORCH
	STP	P		40	160	g	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Extra Living Units		3500
Floor/Carpet	X	Plumbing		7000
Number of Rooms	9 2	Extra Features		960
Bedrooms	6	Total Value		142000
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	3			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
6	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198800	.40	.25	89460

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP Hardin County, Ohio 25-140009.0000 COM
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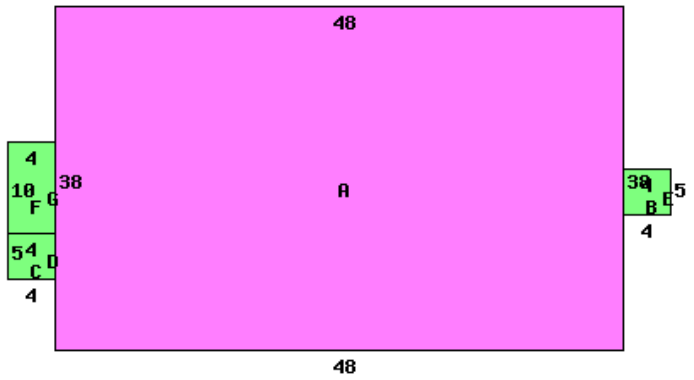
CAMA / Cont: 6

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1824		a	*MAIN
	CAN	P		20	160	b	PORCH
	CAN	P		20	160	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		20	80	e	PORCH
	CAN	P		40	320	f	PORCH
	STP	P		40	160	g	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Extra Living Units		3500
Floor/Carpet	X	Plumbing		7000
Number of Rooms	9 2	Extra Features		960
Bedrooms	6	Total Value		142000
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	3			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
7	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198800	.40	.25	89460

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

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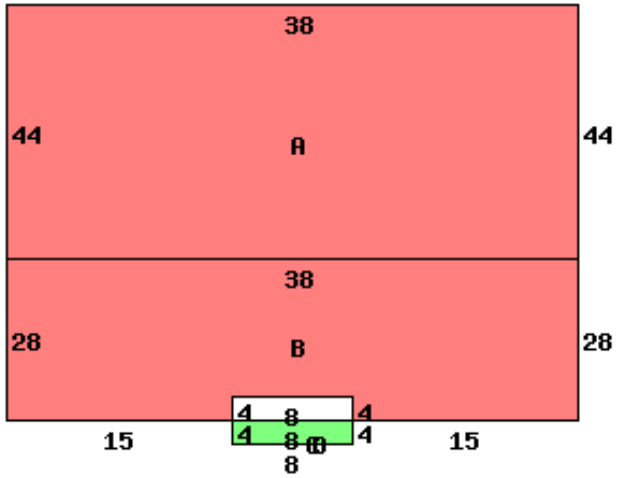
CAMA / Cont: 7

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	A		1672		a	ADDTN
1	F	A		1032		b	ADDTN
	RFX	P		32	320	c	PORCH
	STP	P		32	130	d	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2704	174250
	Subtotal			174250
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Living Units	3500
Floor/Carpet	X	Plumbing	7000
Number of Rooms	9 2	Extra Features	450
Bedrooms	6	Total Value	185200

Central Heat A
ELECTRIC
Plumbing
Standard 3

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
8	OFF/LAUND			2709	58.21	C	1989AV	157690	.40	.25	70960

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP
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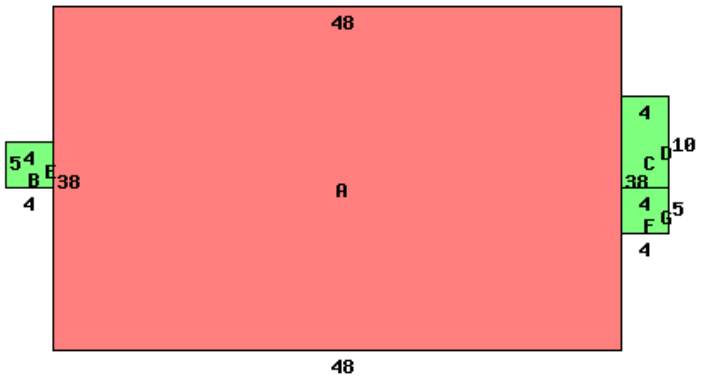
D35 2025

CAMA / Cont: 8

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	A		1824		a	ADDTN
	CAN	P		20	160	b	PORCH
	CAN	P		40	320	c	PORCH
	STP	P		40	160	d	PORCH
	STP	P		20	80	e	PORCH
	CAN	P		20	160	f	PORCH
	STP	P		20	80	g	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Extra Living Units		3500
Floor/Carpet	X	Plumbing		7000
Number of Rooms	9 2	Extra Features		960
Bedrooms	6	Total Value		142000

Central Heat A
ELECTRIC
Plumbing
Standard 3

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
9	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198800	.40	.25	89460

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
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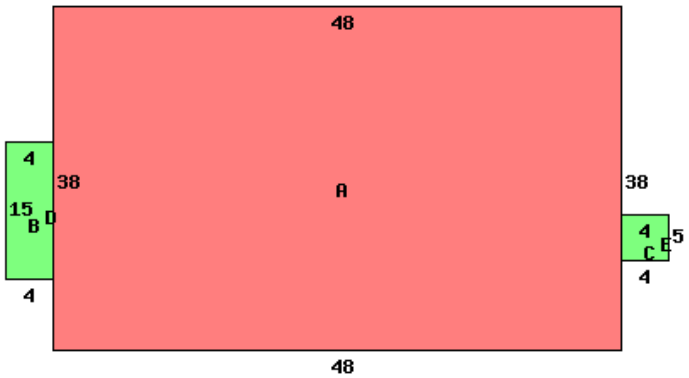
D35 2025

CAMA / Cont: 9

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	A		1824		a	ADDTN
	CAN	P		60	480	b	PORCH
	CAN	P		20	160	c	PORCH
	STP	P		60	240	d	PORCH
	STP	P		20	80	e	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Living Units	3500
Floor/Carpet	X	Plumbing	7000
Number of Rooms	9 2	Extra Features	960
Bedrooms	6	Total Value	142000

Central Heat A
ELECTRIC
Plumbing
Standard 3

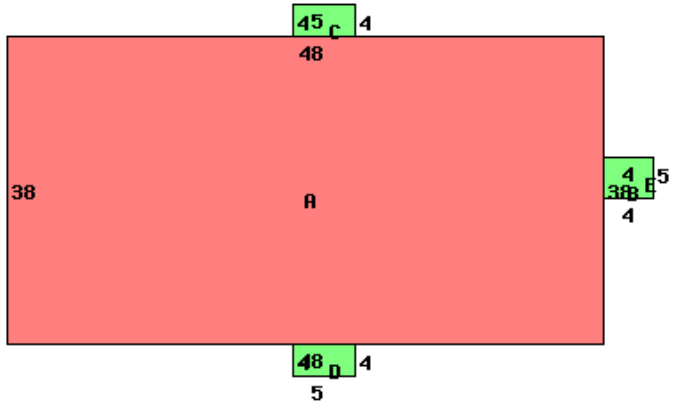
	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
10	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198800	.40	.25	89460

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP Hardin County, Ohio 25-140009.0000 COM
ADA CORP 00240 Michael T. Bacon, Auditor D35 2025

CAMA / Cont: 10

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	A		1824		a	ADDTN
	CAN	P		20	160	b	PORCH
	STP	P		20	80	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		20	80	e	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Living Units	3500
Floor/Carpet	X	Plumbing	7000
Number of Rooms	9 2	Extra Features	400
Bedrooms	6	Total Value	141440

Central Heat A
ELECTRIC
Plumbing
Standard 3

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
11	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198020	.40	.25	89110

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R

LIBERTY TWP Hardin County, Ohio 25-140009.0000 COM
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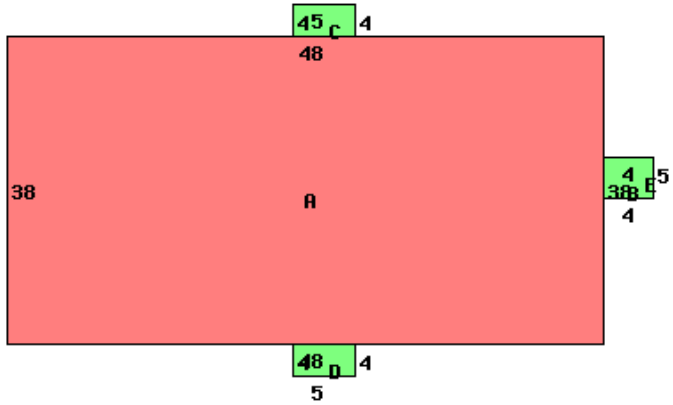
CAMA / Cont: 11

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	A		1824		a	ADDTN
	CAN	P		20	160	b	PORCH
	STP	P		20	80	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		20	80	e	PORCH



126 W NORTH AVE 45810

Occupancy 6 Apartment

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1824	130540
	Subtotal			130540
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Extra Living Units		3500
Floor/Carpet	X	Plumbing		7000
Number of Rooms	9 2	Extra Features		400
Bedrooms	6	Total Value		141440
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	3			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
12	DWELLING	3UNIT	38X48	1824	46.45	C	1989AV	198020	.40	.25	89110

Call Back: - - - - Sign: Date: Lister: 25-140009.0000-v082020R