LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-140074.0000 COM
C13.02 2026

sale

2023	LIMA COMMERCIAL BUILD	2015-11-05
2024	LIMA COMMERCIAL BUILD	2015-11-05
2025	LIMA COMMERCIAL BUILD	2015-11-05
2026	LIMA COMMERCIAL BUILDIN	2015-11-05 PT W2 SE4 SE4 S16 1.906A
	604 W NORTH AVE	1WD
		$95,300
	ADA OH 45810	

Orig Tax Year 2016
Parent: 25-140072.0000

2028	SR 81 NORTH AVENUE LLC	2026-07-30
	604 W NORH AVE	1WD
	ADA OH 45810	

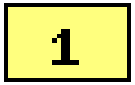
Eff Rate:- 48.36 — 48.55 — 48.75 — 48.75 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	442	442	442	442	0	442	442	442
Acres	1.9060	1.9060	1.9060	1.9060	1.9060			
Land100%	30460	30460	30460	30460		30460	36540	36550
Bldg100%	471770	471770	471770	471770		471770	566140	566130
Totl100%	502230t	502230t	502230t	502230t		502230t	602690t	602680t
Cauv100%								
Tax Value:								
Land 35%	10660	10660	10660	10660		10660	12790	12790
Bldg 35%	165120	165120	165120	165120		165120	198150	198150
Totl 35%	175780t	175780t	175780t	175780t		175780t	210940t	210940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	8501.14	8535.04	8570.00	8552.02	8570.00			
Sp-Asmnt	614.84	611.84	614.84	614.84				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
287	1	2026-07-30	SR 81 NORTH AVENUE LLC	1WD	1350000	30460	471770
584	1	2015-11-05	LIMA COMMERCIAL BUILDING	1WD	95300	0	0

Year	Land	Bldg	Total	Net Tax
2022	6690	158260	164950	8454.86
2021	6690	158260	164950	9336.82

	p r o j e c t	ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		
500	HARDIN COUNTY LANDFILL	XA/2025		
598	ADA LIGHTS	XV/2025		



604 W NORTH AVE 45810

Neighborhood:
Code: 4444
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	MEDOFFICE			5679	106.27	C	2015AV	502930	.10		543170
2	Paving			15000	1.80	C	2016AV	22500	.15		22960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				25000		25000	30000
site value	.9060				6000		5460	6550

Call Back: Sign: PSN Date: 2017-05-19 Lister: 25-140074.0000-v082020R