LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-150083.0000 RES
B27 2026

## sale

| | | |
|---|---|---|
| 2023 MAGAW FRANK E JR | 2018-03-22 | |
| 2024 MAGAW FRANK E JR | 2018-03-22 | |
| 2025 MAGAW FRANK E JR | 2018-03-22 | |
| 2026 MAGAW FRANK E JR | 2018-03-22 | AHLEFELDS 1ST 27 |
| 206 E FRANKLIN ST | 1WD | |
| | $35,000 | |
| ADA OH 45810 | | |

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

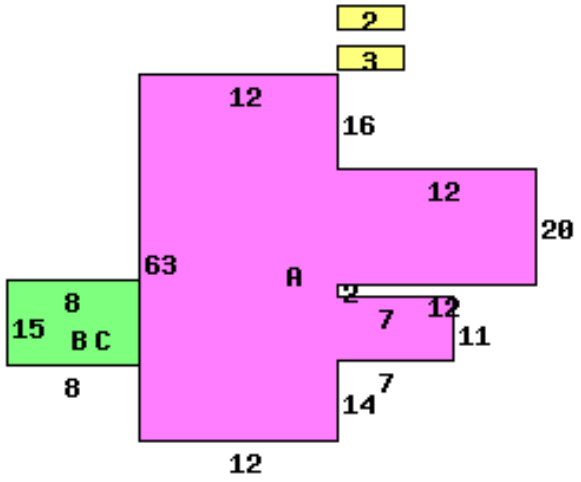
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 560 | 560 | 560 | 560 | 0 | 560 | 560 | 560 |
| Acres | | | | | | | | |
| Land100% | 6510 | 6510 | 6510 | 6510 | | 6510 | 7510 | 7500 |
| Bldg100% | 41110 | 41110 | 41110 | 41110 | | 41110 | 51800 | 51810 |
| Totl100% | 47630t | 47630t | 47630t | 47630t | | 47630t | 59310t | 59310t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2280 | 2280 | 2280 | 2280 | | 2280 | 2630 | 2630 |
| Bldg 35% | 14390 | 14390 | 14390 | 14390 | | 14390 | 18130 | 18130 |
| Totl 35% | 16670t | 16670t | 16670t | 16670t | | 16670t | 20760t | 20760t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 635.90 | 640.20 | 647.40 | 643.52 | 647.40 | | | |
| Sp-Asmnt | 36.50 | 33.50 | 36.50 | 36.50 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1073 | | a | *MAIN |
| | CAN | P | | 120 | 960 | b | PORCH |
| | PAT | P | | 120 | 360 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 108 | 1 | 2018-03-22 | MAGAW FRANK E JR | 1WD | 35000 | 6000 | 14970 |
| 667 | 1 | 2003-11-14 | BASSITT JEFFREY D | 1WD | 21000 | 3510 | 48170 |
| 115 | 1 | 2000-02-28 | HALL BRYAN M | 1WD | 24200 | 3510 | 12200 |
| 330 | 1 | 1993-04-29 | BASSITT JEFFREY D | 1WD | 18000 | 0 | 8230 |
| 690 | 2 | 1989-08-15 | | 2WD | 10900 | 0 | 8230 |
| 453 | 1 | 1989-06-08 | | 1WD | 17500 | 0 | 8230 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2210 | 5880 | 8090 | 355.40 |
| 2021 | 2210 | 5880 | 8090 | 391.26 |

| 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 | | |




206 E FRANKLIN AVE 45810

Occupancy 4 M/H on Real Estate

Story Height 1
Floor Level Main FRAME
Subtotal
Metal

*DWELLING COMPUTATIONS

| | Sq-Ft | Value |
|---|---|---|
| | 1073 | 103220 |
| | | 103220 |

B 1 2 U A

| | | | |
|---|---|---|---|
| Panelled Wall | X | Air Conditioning | 1990 |
| Floor/Carpet | X | Plumbing | 1400 |
| Floor/Tile-Lino | X | Extra Features | 1320 |
| Number of Rooms | 5 | Total Value | 107930 |
| Bedrooms | 2 | | |
| | | PUB PAVED ST/RD | |
| Central Heat | A | | |
| FORCED AIR | | Neighborhood: | |
| Central A/C | A | Code: | 2500 |
| Plumbing | | Dwl/Gar/NC% | 1.5000 |
| Standard | 1 | | |
| Extra 2 Fixture | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MH/REAL | 1 F/C | 12X36 | 1073 | | MHE | 1971AV | 59360 | .40 | .20 | 42740 |
| 2 | Garage | | 24X30 | 720 | | C | 1978AV | 17280 | .65 | | 9070 |
| 3 | Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 50.00 | 150 | 100 | 150 | 150 | 7500 | 7500 |

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

25-150083.0000-v082020R