

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-160007.0000
A08

RES
2025

sale

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

2022 HAUSHALTER R E LLC	2006-03-27
2023 KOZEE NATHAN W ETAL	2022-09-01
2024 KOZEE NATHAN W ETAL	2022-09-01
2025 KOZEE NATHAN W ETAL	2022-09-01 MOWANS N PT OL 4
520 N MAIN ST	LWD
ADA OH 45810	\$155,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	8400	8660	8660	8660	8660	8660
Land100%	104690	128400	128400	130690	130690	130690
Bldg100%	113090t	137060t	137060t	139340t	139340t	139350t
Totl100%						
Cauv100%						
Tax Value:						
Land 35%	2940	3030	3030	3030	3030	3030
Bldg 35%	36640	44940	44940	45740	45740	45740
Totl 35%	39580t	47970t	47970t	48770t	48770t	48770t
Hmstd35%				47970	47970	
Owner Oc				40.90	41.16	hmstd 3030 l 44940 b
Hmstd RB						
Net Tax	1738.82	1829.88	1842.22	1841.78	1852.82	
Sp-Asmnt	59.70	65.98	59.98	66.58		

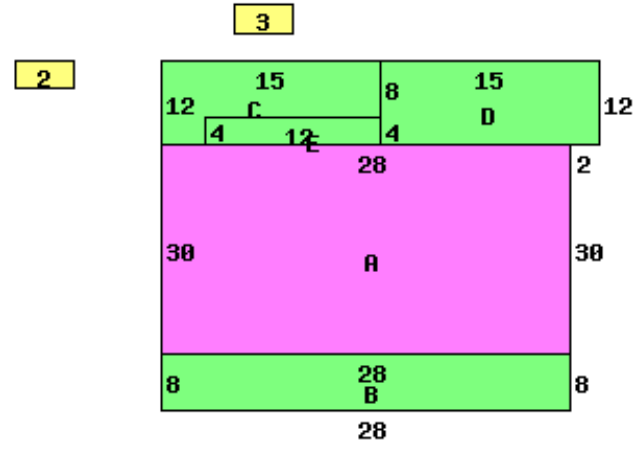
SHB+ 1TB	CONS F	TYPE M	FACT	SQ-FT 840	VALUE 6720	a *MAIN
	OFF P			224	1980	b PORCH
	DK P			132	2700	c PORCH
	DK P			180	1920	d PORCH
	BFP P			48		e PORCH

#: 130 L/W
251601300000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
456	1	2022-09-01	KOZEE NATHAN W ETAL	LWD	155000	8400	104690
176	1	2006-03-27	HAUSHALTER R E LLC	LWD	94500	11000	71690
558	1	2005-08-22	CORPORATE RELOCATION SER	LWD	108500	10000	60400
521	1	2001-10-17	CRAWFORD WILLIAM E & JUL	LWD	82000	10000	50340
492	1	1998-08-24	HOLMES LYNDA J	LWD	76600	10000	44510
286	1	1991-04-26		LUN *	56700	0	29710

Year	Land	Bldg	Total	Net Tax
2021	2940	36640	39580	1914.20
2020	2940	36640	39580	1942.64

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



520 N MAIN ST 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	840	99520
	Part Upper	840	44150
	Basement	840	15710
	Subtotal		159380
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X X	Fireplaces	2000
Floor/Hardwood	X X	Air Conditioning	3040
Floor/Carpet	X X	Plumbing	2100
Number of Rooms	1 3 3	Extra Features	13320
Bedrooms	3	Total Value	179840
Fireplace		PUB PAVED ST/RD	
Openings	1	PUB SIDEWALK	
Stacks	1		
Central Heat	A	Neighborhood:	
GRAV AIR		Code:	2500
Central A/C	A	Dwl/Gar/NC%	1.1900
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LTB F	1680	8X10	80	C	OLD/GD	179840	.40		128410
2 Shed	*NV	10X20	200		C	OLD/	0			0
3 Shed						2024AV	2400	.05		2280
front lot		acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value		
front lot		61.0000	61.00	180	109	130	142	8660	8660	