

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-170117.0000
L09

IND
2025

sale

2022	MARIMAC PROPERTIES LL	2012-01-03	
2023	MARIMAC PROPERTIES LL	2012-01-03	
2024	MARIMAC PROPERTIES LL	2012-01-03	
2025	MARIMAC PROPERTIES LLC	2012-01-03	STUMMS & ADA LANDS PT 0L
	502 ERIC WOLBER AVE	4WD	3-8 2.744A
	ADA OH 45810	\$1,600,000	PT VAC ALLEY

Eff Rate:-	51.26	48.36	48.55	48.75	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	340	340	340	340	340
Acres	2.5000	2.7440	2.7440	2.7440	2.7440
Land100%	41110	68510	68510	68510	68510
Bldg100%	1429860	1517510	1517510	1517510	1517510
Totl100%	1470970t	1586030t	1586030t	1586030t	1586030t
Cauv100%					

CAMA
340
82200
1820880
1903080t

Tax Value:

Land 35%	14390	23980	23980	23980	23980
Bldg 35%	500450	531130	531130	531130	531130
Totl 35%	514840t	555110t	555110t	555110t	555110t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	26389.26	26846.46	26953.48	27007.14	27063.92

28770
637310
666080t

2027	PNL 2605 OH1 LLC	2026-06-26	
	502 ERIC WOLBER AVE	6WD	
	ADA OH 45810		

Sp-Asmnt	1142.14	1172.34	1154.34	1172.34	
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SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
18'	*WHSE	M		36000	
18'	*WHSE	M		12000	
18'	*WHSE	M		12000	
16'	*WHSE	M		6750	
8'	*OFFI	S		1250	
16'	*MANF	M		12000	
20'	*MANF	M		12000	
	*SLAB	C		760	

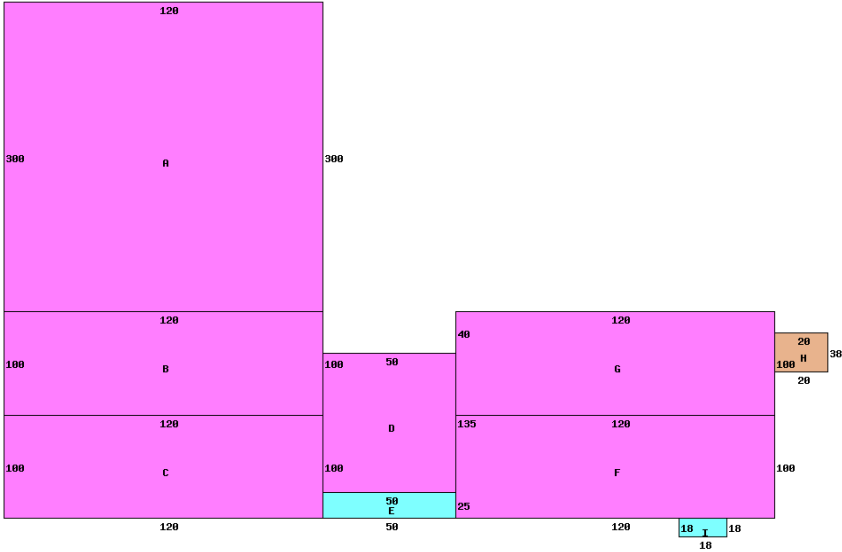
a *MAIN
b *MAIN
c *MAIN
d *MAIN
e OTHER
f *MAIN
g *MAIN
h OTHER

#: 118 TO 122 L/W
ALL SECTIONS HAVE STANDARD PLUMBING OFFICE HAS A/C
SECTION E IS 2 STORY WITH EACH HAVING 8 FT CEILING
5-29-2019 PT VAC ALLEY ADDED
251701180000
251701190000
251701200000
251701210000
251701220000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
223	6	2026-06-26	PNL 2605 OH1 LLC	6WD	13244400	68510	1517510
497	4	2012-01-03	MARIMAC PROPERTIES LLC	4WD	1600000	37510	1219460
588	0	2001-11-15	PANDORA PROPERTIES LLC	6WD *	0	37510	1211970
		1986-07-30			0	0	0

Year	Land	Bldg	Total	Net Tax
2021	14390	500450	514840	29141.94
2020	14390	500450	514840	29519.96

p r o j e c t		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



502 ERIC WOLBER AVE 45810

Occupancy 0 Vacant Land

B 1 2 U A

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

Bldg Type	SHB+Cons	DixHt FtxFt	Unit Area	Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MFGSHOP			12000	32.65	C	1986AV	391800	.45	.05	204720
2 MFGSHOP			12000	37.33	C	1987AV	447960	.40	.05	255340
3 WAREHOUSE			6750	30.64	C	1994AV	206820	.35	.05	127710
4 WAREHOUSE			24000	30.14	C	1989AV	723360	.40	.05	412320
5 WAREHOUSE			36000	28.92	C	1996AV	1041120	.30	.05	692350
6 Paving			760	1.50	C	1994AV	1140	.60	.05	430
7 OFFICE			2500	76.54	C	1994AV	191350	.35	.05	118160
8 CONNECT BD		20X20	400	28.80	C	2017AV	11520	.10	.05	9850
site value	acres/ frontage 2.7440	effective frontage	depth factor	actual rate 25000	effective rate	extended value 68500	true value 82200			

Call Back:

Sign: PSN Date: 2015-10-07 Lister:

25-170117.0000-v082020R