LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-170117.0000 IND
L09 2026

sale

2023	MARIMAC PROPERTIES LL	2012-01-03	
2024	MARIMAC PROPERTIES LL	2012-01-03	
2025	MARIMAC PROPERTIES LL	2012-01-03	
2026	MARIMAC PROPERTIES LLC	2012-01-03	STUMMS & ADA LANDS PT 0L
	502 ERIC WOLBER AVE	4WD	3-8 2.744A
		$1,600,000	PT VAC ALLEY
	ADA OH 45810		

2028	PNL 2605 OH1 LLC	2026-06-26	
	502 ERIC WOLBER AVE	6WD	
	ADA OH 45810		

Eff Rate:- 48.36 48.55 48.75 48.75 a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	340	340	340	340	0	340	340	340
Acres	2.7440	2.7440	2.7440	2.7440	2.7440			
Land100%	68510	68510	68510	68510		68510	82200	82200
Bldg100%	1517510	1517510	1517510	1517510		1517510	1820890	1820880
Totl100%	1586030t	1586030t	1586030t	1586030t		1586030t	1903090t	1903080t
Cauv100%								
Tax Value:								
Land 35%	23980	23980	23980	23980		23980	28770	28770
Bldg 35%	531130	531130	531130	531130		531130	637310	637310
Totl 35%	555110t	555110t	555110t	555110t		555110t	666080t	666080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	26846.46	26953.48	27063.92	27007.14	27063.92			
Sp-Asmnt	1172.34	1154.34	1172.34	1172.34				

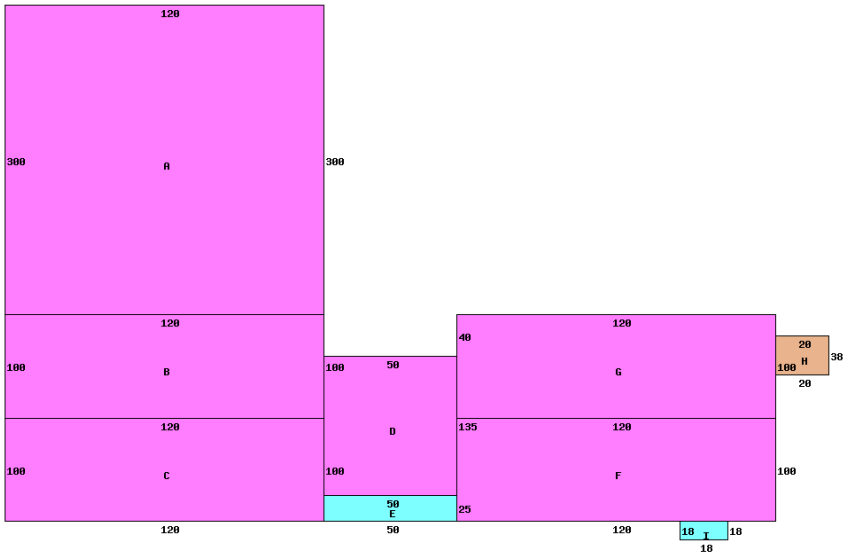
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
18'	*WHSE	M		36000		a	*MAIN
18'	*WHSE	M		12000		b	*MAIN
18'	*WHSE	M		12000		c	*MAIN
16'	*WHSE	M		6750		d	*MAIN
8'	*OFFI	S		1250		e	OTHER
16'	*MANF	M		12000		f	*MAIN
20'	*MANF	M		12000		g	*MAIN
	*SLAB	C		760		h	OTHER

#: 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
1	4	2012-01-03	MARIMAC PROPERTIES LLC	4WD		1600000	37510	1219460
497	6	2001-11-15	PANDORA PROPERTIES LLC	6WD	*	0	37510	1211970
588	0	1986-07-30			*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	14390	500450	514840	26389.26
2021	14390	500450	514840	29141.94

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		



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: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	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.7440				25000		68500	82200

Call Back: Sign: PSN Date: 2015-10-07 Lister: 25-170117.0000-v082020R