LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-200031.0000 RES
I55 2026

sale

2023 WYSS FARM HOLDING LLC	2012-07-03	
2024 WYSS FARM HOLDING LLC	2012-07-03	
2025 WYSS FARM HOLDING LLC	2012-07-03	
2026 WYSS FARM HOLDING LLC	2012-07-03	PT HANSONS SUB 18 B .40A
321 E LIMA AVE	1SH	
	$53,000	
ADA OH 45810		

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

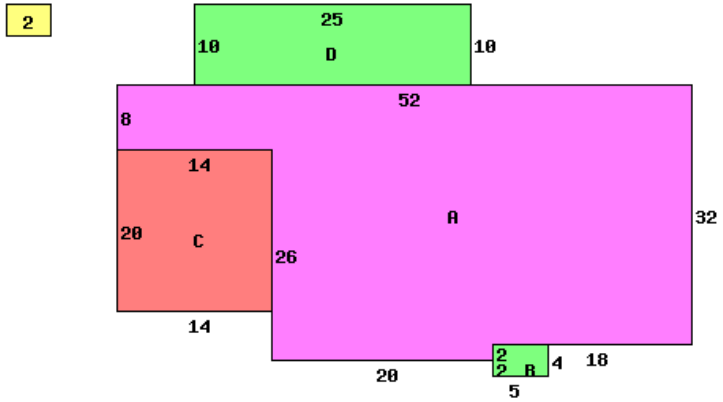
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.4000	.4000	.4000	.4000	.4000			
Land100%	23800	23800	23800	23800		23800	27310	27300
Bldg100%	99690	99690	99690	99690		99690	125340	125330
Totl100%	123490t	123490t	123490t	123490t		123490t	152660t	152630t
Cauv100%								
Tax Value:								
Land 35%	8330	8330	8330	8330		8330	9560	9560
Bldg 35%	34890	34890	34890	34890		34890	43870	43870
Totl 35%	43220t	43220t	43220t	43220t		43220t	53430t	53420t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1648.68	1659.78	1678.46	1668.42	1678.46			
Sp-Asmnt	56.42	53.42	56.42	56.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1368		a	*MAIN
	STP	P		20	80	b	PORCH
1	F	A		280		c	ADDTN
	CVP	P		250	5750	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
294	1	2012-07-03	WYSS FARM HOLDING LLC	1SH	*	53000	11910	67800
117	1	1999-03-17	COLE BRIAN K & CHRISTINE	1WD		84500	10800	51400
473	1	1996-08-05	PHILLIS RICHARD C & ROBI	1WD		83500	10800	49800
605	1	1993-07-09	KLOEPFER JAMES A	1WD		62000	0	47710
205	1	1993-03-24	KLOEPFER JAMES A	1QC	*	0	0	47710
216	1	1992-03-11		1WD		59500	0	47710
982	1	1991-11-27		1UN	*	0	0	47710
942	0	1986-11-12			*	60000	0	46710

Year	Land	Bldg	Total	Net Tax
2022	7940	28300	36240	1592.08
2021	7940	28300	36240	1752.66

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			



321 E LIMA AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1648	126440
	Subtotal			126440
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2930
Floor/Carpet	X	Extra Features	6550
Floor/Tile-Lino	X	Total Value	137920
Number of Rooms	4		
Bedrooms	2	PUB PAVED ST/RD	
Fireplace		Neighborhood:	
Openings	1	Code:	2520
Stacks	1	Dwl/Gar/NC%	1.5000
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1648		C	1964AV	137920	.40		124130
2	Shed		12X16	192		D	2012AV	1840	.35		1200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	100.00	175	108	253	273	27300	27300

Call Back: Sign: PSN Date: 2015-09-30 Lister:

25-200031.0000-v082020R