LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-200140.0000 RES
I129 2026

sale

2023 FINN THOMAS P & MARY	2002-07-16	
2024 FINN THOMAS P &	2023-11-17	
2025 FINN THOMAS P &	2023-11-17	
2026 FINN THOMAS P &	2023-11-17	HAYS SUB PHASE III LOT 32
474 HAYS AVE	1WD	
	$0	
ADA OH 45810		

Orig Tax Year 1997
Parent: 25-200084.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	36710	36710	36710	36710		36710	42230	42240
Bldg100%	301310	301310	301310	301310		301310	385970	385960
Totl100%	338030t	338030t	338030t	338030t		338030t	428200t	428200t
Cauv100%								
Tax Value:								
Land 35%	12850	12850	12850	12850		12850	14780	14780
Bldg 35%	105460	105460	105460	105460		105460	135090	135090
Totl 35%	118310t	118310t	118310t	118310t		118310t	149870t	149870t
Hmstd35%				118310		118310	118310	
Owner Oc	101.56	101.04	101.50	100.90	101.50	hmstd 12850 l	105460 b	
Hmstd RB								
Net Tax	4411.54	4442.46	4493.08	4466.20	4493.08			
Sp-Asmnt	112.74	109.74	112.74	112.74				

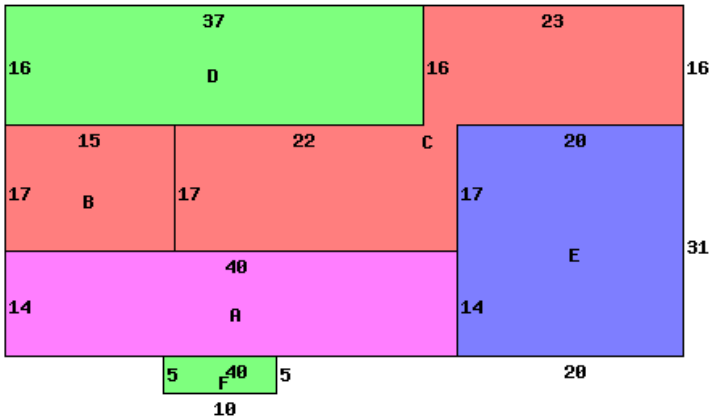
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		560		a	*MAIN
1 B	B	A		255		b	ADDTN
1 B	B	A		793		c	ADDTN
	PAT	P		592	1780	d	PORCH
	B F	G		620	20310	e	GRAGE
	OFP	P		50	1500	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
508	1	2023-11-17	FINN THOMAS P &	1WD *	0	36710	301310
359	1	2002-07-16	FINN THOMAS P & MARY DRZ	1WD	22000	14370	0

Year	Land	Bldg	Total	Net Tax
2022	13500	87780	101280	4355.40
2021	13500	87780	101280	4786.12

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			



474 HAYS AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1608	135780
	Full Upper	BRICK	560	50600
	Basement		1608	29750
	Subtotal			216130
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D D	255 sq ft	Basement Finish	2960
Floor/Carpet	X X		Air Conditioning	3830
Floor/Concrete	X		Plumbing	3500
Floor/Tile-Lino	X		Garages and Carports	20310
Number of Rooms	2 6 2		Extra Features	3280
Bedrooms	1 2		Total Value	250010
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	2540
Standard	1		Dwl/Gar/NC%	1.5500
Extra 3 Fixture	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	DWELLING	2 B B		2423		B-	2003GD	300010	.17		385960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	155	102	345	352	42240	42240

Call Back: Sign: PSN Date: 2015-10-01 Lister:

25-200140.0000-v082020R