LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-200197.0000 RES
I152 2026

sale

2023 REESE KATHLEEN M	2020-07-20	
2024 REESE KATHLEEN M	2020-07-20	
2025 REESE KATHLEEN M	2020-07-20	
2026 REESE KATHLEEN M	2020-07-20 UNIT 6	GUYTONS ADDT
450 PAMPAS DR	1WD	ADA VILLAS
	$200,000	
ADA OH 45810		

Orig Tax Year 2007
Parent: 25-200196.0000

2027 COMBS CHARLES L & NINA	2025-04-25	
450 PAMPAS DR	1SD	
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	550	550	550	550	0	550	550	550
Acres								
Land100%	30000	30000	30000	30000		30000	30000	30000
Bldg100%	191710	191710	191710	191710		191710	236170	236180
Totl100%	221710t	221710t	221710t	221710t		221710t	266170t	266180t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	10500	10500
Bldg 35%	67100	67100	67100	67100		67100	82660	82660
Totl 35%	77600t	77600t	77600t	77600t		77600t	93160t	93160t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2960.16	2980.10	3013.62	2995.58	3013.62			
Sp-Asmnt	82.20	79.20	82.20	82.20				

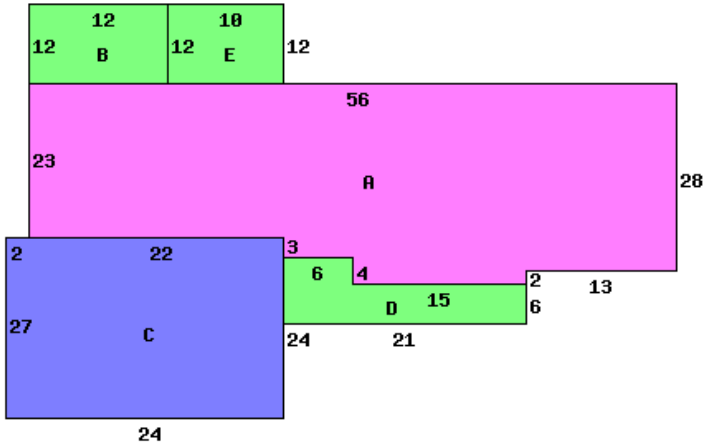
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1476		a	*MAIN
	PAT	P		144	430	b	PORCH
	F F	G		648	18820	c	GRAGE
	OFP	P		150	4500	d	PORCH
	DK	P		120	1800	e	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
161	1	2025-04-25	COMBS CHARLES L & NINA S	1SD	269900	30000	191710
307	1	2020-07-20	REESE KATHLEEN M	1WD	200000	27000	137630
652	1	2006-10-23	GUYTON ROGER L & CONNIE	1SD	164800	0	0

Year	Land	Bldg	Total	Net Tax
2022	10500	54300	64800	2846.78
2021	10500	54300	64800	3133.92

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
107 GRASS RUN #933 - HOG CREEK	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
598 ADA LIGHTS	XV/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



450 PAMPAS DR 45810

Occupancy 5 Condo

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1476	116180
	Subtotal			116180
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2600
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	18820
Number of Rooms	4	Extra Features	9250
Bedrooms	3	Total Value	150350
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2550
Standard	1	Dwl/Gar/NC%	1.7000
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	1 B F		1476		C+	2006AV	165390	.16		236180

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value								30000

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

25-200197.0000-v082020R