LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-200200.0000 RES
I149 2026

sale

2023	DIPIETRO NATALIE A	2007-07-03
2024	MAGER JOHN N III & MA	2023-11-15
2025	MAGER JOHN N III & MA	2023-11-15
2026	MAGER JOHN N III & MAGE	2023-11-15 GUYTON ADDT ADA VILLAS
	456 PAMPAS DR	1WD UNIT 3
		$0
	ADA OH 45810	

Orig Tax Year 2008
Parent: 25-200200.0000

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

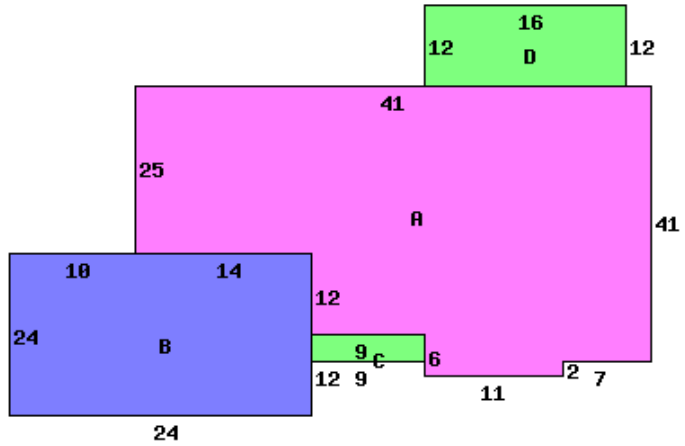
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	550	550	550	550	0	550	550	550
Acres								
Land100%	30000	30000	30000	30000		30000	30000	30000
Bldg100%	179860	179860	179860	179860		179860	221570	221580
Totl100%	209860t	209860t	209860t	209860t		209860t	251570t	251580t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	10500	10500
Bldg 35%	62950	62950	62950	62950		62950	77550	77550
Totl 35%	73450t	73450t	73450t	73450t		73450t	88050t	88050t
Hmstd35%								
Owner Oc	63.04							
Hmstd RB								
Net Tax	2738.82	2820.74	2852.44	2835.38	2852.44			
Sp-Asmnt	79.10	76.10	79.10	79.10				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1443		a	*MAIN
	F F	G		576	16730	b	GRAGE
	OMP	P		36	1260	c	PORCH
	DK	P		192	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
474	1	2023-11-15	MAGER JOHN N III & MAGER	1WD *	0	30000	179860
340	1	2007-07-03	DIPIETRO NATALIE A	1WD	176497	0	0

Year	Land	Bldg	Total	Net Tax
2022	10500	51010	61510	2645.14
2021	10500	51010	61510	2906.74

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



456 PAMPAS DR 45810

Occupancy 5 Condo

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1443	114080
	Subtotal			114080
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2530
Floor/Hardwood	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	16730
Number of Rooms	6	Extra Features	5620
Bedrooms	3	Total Value	141060
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Heat Pump	A	Neighborhood:	
Central A/C	A	Code:	2550
Plumbing		Dwl/Gar/NC%	1.7000
Standard	1		
Extra 3 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 F/C		1443		C+	2006AV	155170	.16		221580

	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:

25-200200.0000-v082020R