LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-240119.0000 COM
J09.02 2026

sale

2023	SIMON PROPERTIES LLC	
2024	WALLER SPENSER W ETAL	2023-03-21
2025	WALLER SPENSER W ETAL	2023-03-21
2026	WALLER SPENSER W ETAL	2023-03-21 PT NW4 NE4 S28 .305A
	1210 NORTHERNVIEW DR	1SD
		$154,000

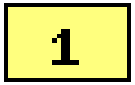
Orig Tax Year 2024
Parent: 25-240108.0000

Eff Rate: 48.36 — 48.55 — 48.75 — 48.75 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	401	401	401	401	0	401	401	401
Acres		.3050	.3050	.3050	.3050			
Land100%	9140	9140	9140	9140		9140	10970	10980
Bldg100%	107630	107630	107630	107630		107630	129140	129140
Totl100%	116770t	116770t	116770t	116770t		116770t	140110t	140120t
Cauv100%								
Tax Value:								
Land 35%	3200	3200	3200	3200		3200	3840	3840
Bldg 35%	37670	37670	37670	37670		37670	45200	45200
Totl 35%	40870t	40870t	40870t	40870t		40870t	49040t	49040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1976.58	1984.46	1992.58	1988.40	1992.58			
Sp-Asmnt	45.00	72.66	75.66	75.66				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
109	1	2023-03-21	WALLER SPENSER W ETAL	1SD	154000	0	0

p r o j e c t		ben acres	/ %	factor
598 ADA LIGHTS	XV/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			
500 HARDIN COUNTY LANDFILL	XA/2025			
107 GRASS RUN #933 - HOG CREEK	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
322 HUBBELL - HOG CREEK	XA/2025			



1210 NORTHERNVIEW DR 45810

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	APTS			2688	67.03	C	2003AV	150150	.30		126130
2	Paving			1856	3.60	C	2003AV	5570	.55		3010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	.3050				30000	30000	9150	10980