

LIBERTY TWP  
ADA CORP

00240

Hardin County, Ohio  
Michael T. Bacon, Auditor

25-240120.0000  
J10.01

COM  
2025

sale

2023 SIMON PROPERTIES LLC  
2024 WALLER SPENSER W ETAL 2023-03-21  
2025 WALLER SPENSER W ETAL 2023-03-21 PT NW4 NE4 S28 .624A  
1228 & 1264 NORTHERNVIEW DR 2SD  
\$304,000  
ADA OH 45810

Eff Rate:-	48.36	48.55	48.75	a/r	
Tax Year	2023	2024	2025	2025	CAMA
Prop Cls	401	401	401	401	401
Acres		.6240	.6240	.6240	
Land100%	17140	18710	18710	18710	18720
Bldg100%	213340	213340	213340	213340	213330
Totl100%	230490t	232060t	232060t	232060t	232050t
Cauvl00%					
Tax Value:					
Land 35%	6000	6550	6550	6550	6550
Bldg 35%	74670	74670	74670	74670	74670
Totl 35%	80670t	81220t	81220t	81220t	81220t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3901.40	3943.66	3951.50	3959.82	
Sp-Asmnt	117.00	144.92	150.92		

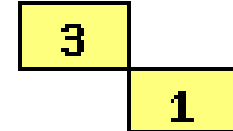
Orig Tax Year 2024  
Parent: 25-240105.0000

2 UNITS 2 APTS TO EACH BLDG WITH 2 BEDROOMS AND 1 1/2 BATH IN EACH  
5-19-2021 ERROR ADJUSTMENTS ON ACREAGE DUE TO ROW DEDICATED ON 4-6-2004  
2024 DUPL COMBINED PARCELS  
252401080000 .053A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
108	2	2023-03-21	WALLER SPENSER W ETAL	2SD	304000	0	0

Project

	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



1228 & 1264 ORTHERNVIEW DR 45810

Neighborhood: 2510  
Code: 1.1500  
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 APTS			2688	55.86	C	2003AV	150150	.30		105110
2 Paving			2300	3.00	C	2003AV	6900	.55		3110
3 APTS			2688	55.86	C	2003AV	150150	.30		105110

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.6240						18720	18720