

LIBERTY TWP
ADA CORP

00240

REAL PROPERTY RECORD

05:20 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

25-240120.0000
J10.01

COM
2024

sale

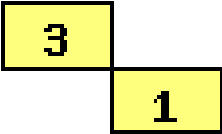
2023 SIMON PROPERTIES LLC
2024 WALLER SPENSER W ETAL
1228 & 1264 NORTHERNVIEW DR
ADA OH 45810
2023-03-21 PT NW4 NE4 S28 .624A
2SD
\$304,000

Orig Tax Year 2024
Parent: 25-240105.0000

Eff Rate:-	48.36	48.56	a/r
Tax Year	2023	2024	CAMA
Prop Cls	401	401	401
Acres		.6240	
Land100%	17140	18710	18720
Bldg100%	213340	213340	213330
Totl100%	230490t	232060t	232050t
Cauv100%			
Tax Value:			
Land 35%	6000	6550	6550
Bldg 35%	74670	74670	74670
Totl 35%	80670t	81220t	81220t
Hmstd35%			
Owner 0c			
Hmstd RB			
Net Tax	3901.40	3943.66	
Sp-Asmnt	117.00	144.92	

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
p r o j e c t					ben acres	/ %	factor
598				XV/2024			
577				XA/2021			
500				XA/2024			
107				XA/2024			
322				XA/2024			



1228 & 1264 ORTHERNVIEW DR 45810

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

Bldg Type	SHB+Cons	DixHt FtxFt	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 .6240	effective frontage	depth	depth factor	actual rate	effective rate	extended value 18720			true value 18720