LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-240120.0000 COM
J10.01 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 .624A	
1228 & & 1264 NORTHERNVIEW DR	2SD	
	$304,000	
ADA OH 45810		

Orig Tax Year 2024
Parent: 25-240105.0000

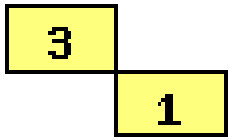
Eff Rate:- 48.36 — 48.55 — 48.75 — 48.75 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	401	401	401	401	0	401	401	401
Acres		.6240	.6240	.6240	.6240			
Land100%	17140	18710	18710	18710		18710	22460	22460
Bldg100%	213340	213340	213340	213340		213340	256000	255990
Totl100%	230490t	232060t	232060t	232060t		232060t	278460t	278450t
Cauv100%								
Tax Value:								
Land 35%	6000	6550	6550	6550		6550	7860	7860
Bldg 35%	74670	74670	74670	74670		74670	89600	89600
Totl 35%	80670t	81220t	81220t	81220t		81220t	97460t	97460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3901.40	3943.66	3959.82	3951.50	3959.82			
Sp-Asmnt	117.00	144.92	150.92	150.92				

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

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:	
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			2300	3.60	C	2003AV	6900	.55		3730
3	APTS			2688	67.03	C	2003AV	150150	.30		126130

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.6240						18720	22460