

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-140026.0000
Q02.01

RES
2025

sale

2022 BRYAN KATRINA & CORY
2023 BRYAN KATRINA & CORY
2024 HIPSHER BRYAN C & MAL
2025 TURNER WILSON W
4537 SR 81

2018-08-23
2018-08-23
2023-02-09
2024-11-19 NW4 SE4 & W2 SW4 SE4 S14
1WD 3.247A
\$384,375

ADA OH 45810

Orig Tax Year 2011
Parent: 24-140010.0000

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.01 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 511 511 511 511
Acres 3.2470 3.2470 3.2470 3.2470
Land100% 19340 36230 36230 36230
Bldg100% 153430 188710 188710 188710
Totl100% 172770t 224940t 224940t 224940t
Cauv100%

CAMA
511
36240
188700
224940t

Tax Value:

Land 35% 6770 12680 12680 12680
Bldg 35% 53700 66050 66050 66050
Totl 35% 60470t 78730t 78730t 78730t
Hmstd35% 65170 65170 65170 65170
Owner Oc 54.02 53.94
Hmstd RB
Net Tax 2602.12 2932.40 2898.64 2914.42

12680
66050
78730t

hmstd 8750 l 56420 b

Sp-Asmnt 21.00 21.00 18.00 21.00

SHB+ 1
CONS B/C OMP
B2 EFP CAN STP DK
TYPE M P P P P P
FACT
SQ-FT 1704 54 676 200 24 24 440
VALUE 1890 18930 8900 190 100 6600

a *MAIN
b PORCH
c GRAGE
d PORCH
e PORCH
f PORCH
g PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
517	1	2024-11-19	TURNER WILSON W	1WD	384375	36230	188710
57	1	2023-02-09	HIPSHER BRYAN C & MALLORY	1SD	325000	19340	153430
406	1	2018-08-23	BRYAN KATRINA & CORY	1WD	228000	18740	139090
461	1	2010-10-04	TUDOR ROBERT O & CATHY A	1FD	161000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6770	53700	60470	2870.08
2020	6770	53700	60470	2913.52

p r o j e c t		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021
500	HARDIN COUNTY LANDFILL			XA/2025

4537 SR 81 45810

Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
Story Height	1		Sq-Ft	Value
Floor Level		Main Subtotal	1704	138550
Shingle		Roof		138550
Plaster/Drywall	X	1 2 U A		
Floor/Carpet	X			
Number of Rooms	7			
Bedrooms	2			
Fireplace				
Openings	1			
Stacks	1			
Heat Pump	A			
Central A/C	A			
Plumbing				
Standard	1			
Extra 3 Fixture	1			

Fireplaces 2000
Air Conditioning 2950
Plumbing 2100
Garages and Carports 18930
Extra Features 16780
Total Value 181310
PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Neighborhood:
Code: 2400
Dwl/Gar/NC% 1.2700

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B/C		1704			C	1975GD		181310	.30		161190
2 Pole Build		108X54	5832			C	1979AV		69980	.65		24490
3 Pole Build	1	24X30	720			C	1979AV		8640	.65		3020

homesite	effective	depth	depth	actual	effective	extended	true
small acreage	frontage		factor	rate	rate	value	value
	1.0000			25000	25000	25000	25000
	2.2470			5000	5000	11240	11240

