LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-140026.0000 RES
Q02.01 2025

sale

2022	BRYAN KATRINA & CORY	2018-08-23
2023	BRYAN KATRINA & CORY	2018-08-23
2024	HIPSHER BRYAN C & MAL	2023-02-09
2025	TURNER WILSON W	2024-11-19 NW4 SE4 & W2 SW4 SE4 S14
	4537 SR 81	1WD 3.247A
		$384,375
	ADA OH 45810	

Orig Tax Year 2011
Parent: 24-140010.0000

Eff Rate: – 46.64 — 40.58 — 40.81 — 41.27 — a/r

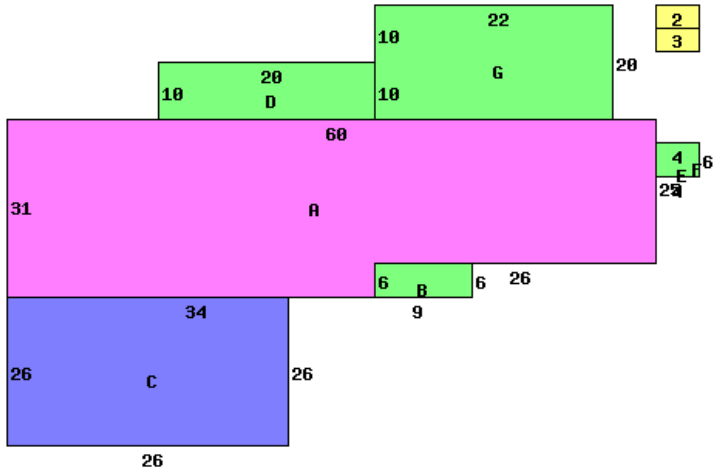
Tax Year	2022	2023	2024	2025	2025		CAMA
Prop Cls	511	511	511	511	511		511
Acres	3.2470	3.2470	3.2470	3.2470	3.2470		
Land100%	19340	36230	36230	36230	36230		36240
Bldg100%	153430	188710	188710	188710	188710		188700
Totl100%	172770t	224940t	224940t	224940t	224940t		224940t
Cauv100%							
Tax Value:							
Land 35%	6770	12680	12680	12680	12680		12680
Bldg 35%	53700	66050	66050	66050	66050		66050
Totl 35%	60470t	78730t	78730t	78730t	78730t		78730t
Hmstd35%		65170	65170	65170	65170		
Owner Oc			54.02	53.94	54.28	hmstd 8750 l	56420 b
Hmstd RB							
Net Tax	2602.12	2932.40	2898.64	2914.42	2932.38		
Sp-Asmnt	21.00	21.00	18.00	21.00			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1704		a	*MAIN
	OMP	P		54	1890	b	PORCH
	B2	G		676	18930	c	GRAGE
	EFP	P		200	8000	d	PORCH
	CAN	P		24	190	e	PORCH
	STP	P		24	100	f	PORCH
	DK	P		440	6600	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

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1704	138550
	Subtotal			138550
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2950
Number of Rooms	7	Plumbing	2100
Bedrooms	2	Garages and Carports	18930
		Extra Features	16780
Fireplace		Total Value	181310
Openings	1		
Stacks	1	PUB ELECTRIC	
Heat Pump	A	PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	2400
		Dwl/Gar/NC%	1.2700

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

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

Call Back: Sign: PSN Date: 2015-08-26 Lister: 24-140026.0000-v082020R