

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-150014.0000  
R17

RES  
2025

sale

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

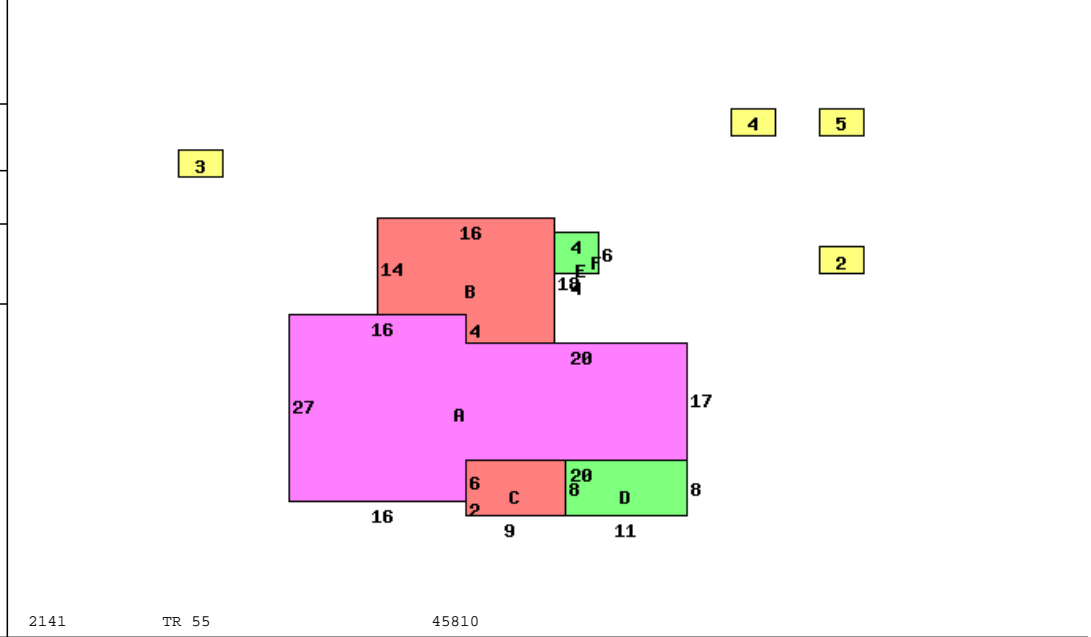
2022 KIPKER BEAU K	2019-06-28
2023 KIPKER BEAU K	2019-06-28
2024 KIPKER BEAU K	2019-06-28
2025 KIPKER BEAU K	2019-06-28 E 1/2 NE 1/4 S15 4.478A
2141 TR 55	LWD
ADA OH 45810	\$96,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	4.4780	4.4780	4.4780	4.4780	4.4780	
Land100%	21230	39370	39370	39370	39370	39360
Bldg100%	72370	85860	85860	85860	85860	85860
Totl100%	93600t	125230t	125230t	125230t	125230t	125220t
Cauv100%	446910	446910	446910	446910		
Tax Value:						
Land 35%	7430	13780	13780	13780	13780	13780
Bldg 35%	25330	30050	30050	30050	30050	30050
Totl 35%	32760t	43830t	43830t	43830t	43830t	43830t
Hmstd35%	29060	38020	38020	38020	38020	
Owner Oc	26.24	31.68	31.52	31.48	31.66	hmstd 8750 l 29270 b
Hmstd RB						
Net Tax	1383.48	1600.82	1612.24	1621.04	1631.06	
Sp-Asmnt	24.00	24.00	21.00	24.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		772		b	ADDTN
1	F/C	A		256		c	ADDTN
1	F/C	A		72		d	PORCH
	OFF	P		88	2640	e	PORCH
	CAN	P		24	190	f	PORCH
	STP	P		24	100		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
266	1	2019-06-28	KIPKER BEAU K	LWD	96000	446910	69460
92	2	2019-03-19	NEISWANDER RALPH F ETAL	L 2AF *			69460
71	2	2010-02-23	NEISWANDER RALPH F ETAL	L 2CT *	0	189260	76230
Year	Land	Bldg	Total	Net Tax			
2021	7430	25330	32760	1523.44			
2020	7430	25330	32760	2007.94			

Project	ben acres	%	factor
107 GRASS RUN #933 - HOG CREEK			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



2141 TR 55 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	Main FRAME 1100 105820
	Part Upper FRAME 772 34950
	Subtotal 140770
Shingle	B 1 2 U A
Plaster/Drywall	X X Plumbing 2100
Floor/Carpet	X X Extra Features 2930
Floor/Tile-Lino	X Total Value 145800
Number of Rooms	4 3
Bedrooms	3
Central Heat	A PUB ELECTRIC
HOT WATER	PRIV WATER
Plumbing	PRIV SEWER
Standard	1 Neighborhood:
Extra 3 Fixture	1 Code: 2400
	Dwl/Gar/NC% 1.2700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C	1872	1872		C	OLD/AV		145800	.55	.10	74990
2 Garage		22X30	660		C	OLD/AV		15840	.65		7040
3 Shed	*SV 0	10X20	200			OLD/		500			500
4 Shed		16X32	512		D	1979AV		4920	.65		1720
5 P	OFFP0	6X32	192		D	1979AV		4610	.65		1610
homesite		1.0000						25000			25000
small acreage		3.4780						5000	4130	14360	14360

Call Back: Sign: PSN Date: 2015-08-24 Lister: 24-150014.0000-v082020R