LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-150014.0000 RES
R17 2026

sale

2023 KIPKER BEAU K		2019-06-28
2024 KIPKER BEAU K		2019-06-28
2025 KIPKER BEAU K		2019-06-28
2026 KIPKER BEAU K		2019-06-28 E 1/2 NE 1/4 S15 4.478A
2141 TR 55		1WD
		$96,000
ADA OH 45810		

Eff Rate:– 40.58 — 40.81 — 41.26 — 41.27 — a/r

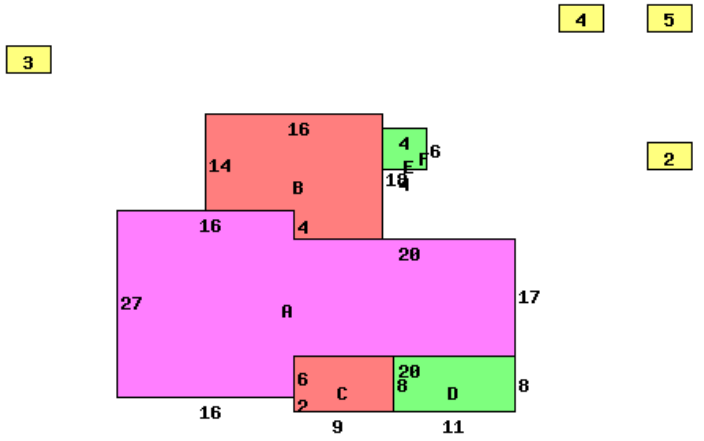
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.4780	4.4780	4.4780	4.4780	4.4780			
Land100%	39370	39370	39370	39370		446910	446910	31610
Bldg100%	85860	85860	85860	85860		85860	123340	123330
Totl100%	125230t	125230t	125230t	125230t		532770t	570260t	154940t
Cauv100%	446910	446910	446910	446910		446910	446910	
Tax Value:								
Land 35%	13780	13780	13780	13780		13780	11060	11060
Bldg 35%	30050	30050	30050	30050		30050	43170	43170
Totl 35%	43830t	43830t	43830t	43830t		43830t	54230t	54230t
Hmstd35%	38020	38020	38020	38020		38020	48430	
Owner Oc	31.68	31.52	31.66	31.48	31.66	hmstd 8750 l	29270 b	
Hmstd RB								
Net Tax	1600.82	1612.24	1631.06	1621.04	1631.06			
Sp-Asmnt	24.00	21.00	24.00	24.00				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
266	1	2019-06-28	KIPKER BEAU K	1WD	96000	446910	69460
92	2	2019-03-19	NEISWANDER RALPH F ETAL L	2AF *	0	446910	69460
71	2	2010-02-23	NEISWANDER RALPH F ETAL L	2CT *	0	189260	76230

Year	Land	Bldg	Total	Net Tax
2022	7430	25330	32760	1383.48
2021	7430	25330	32760	1523.44

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

Story Height 1H
Floor Level

		Sq-Ft	Value
Main	FRAME	1100	105820
Part Upper	FRAME	772	34950
Subtotal			140770

Shingle

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Carpet	X	X	
Floor/Tile-Lino	X		
Number of Rooms	4	3	
Bedrooms		3	
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Plumbing	2100
Extra Features	2930
Total Value	145800
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2400
Dwl/Gar/NC%	1.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1872		C	OLD/AV	145800	.55	.10	109240
2	Garage		22X30	660		C	OLD/AV	15840	.65		10260
3	Shed	*SV 0	10X20	200			OLD/	500			500
4	Shed		16X32	512		D	1979AV	4920	.65		1720
5	P	OFP0	6X32	192		D	1979AV	4610	.65		1610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.4780				5000	4130	14360	14360

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

24-150014.0000-v082020R