

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-010008.0000
K173

COM
2025

- sale

2022 KIPKER RENTALS LLC
2023 KIPKER RENTALS LLC
2024 KIPKER RENTALS LLC
2025 KIPKER RENTALS LLC
227-229 N MAIN ST

2010-08-25
2010-08-25
2010-08-25
2010-08-25 ORIGINAL PT 32-33
1WD
\$150,000

ADA OH 45810

- Eff Rate: - 51.26 — 48.36 — 48.55 — 48.56 — a/r

$$-a/r$$

Tax Year
Prop Cls
Acres
Land100%
Bldg100%
Totl100%
Cauv100%

2022 447	2023 447	2024 447	2025 447
12030	11460	11460	11460
126830	133200	133200	133200
38860t	144660t	144660t	144660t

CAMA
447
11470
33190
44660t

- Tax Value:

Land 35%	4210	4010	4010	4010
Bldg 35%	44390	46620	46620	46620
Totl 35%	48600t	50630t	50630t	50630t
Hmstd35%				
Owner Oc				
Hmstd RB				
Net Tax	2491.10	2448.58	2458.36	

Sp-Asmnt	288.46	289.98	283.98
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1st floor Grimslid Law Office & The Ada Herald
2nd floor 4 apts. \$275 month trash & water included
250101060000

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blldg
402	1	2010-08-25	KIPKER RENTALS LLC	1WF	150000	11460	93110
260	1	2009-08-31	OTTEN DANIEL T ETAL	1AF *	0	11460	93110
247	1	2009-08-20	KIPKER MARY T	1CT *	0	11460	93110
578	1	1990-07-19		1UN *	0	0	67110

Year	Land	Bldg	Total	Net Tax
2021	4210	44390	48600	2750.94
2020	4210	44390	48600	2786.64

p r o j e c t		ben acres	/ %	factor
07	GRASS RUN #933 - HOG CREEK	XA/2025		
00	HARDIN COUNTY LANDFILL	XA/2025		
10	HOG CREEK MAINLINE - HOG CR.	XA/2025		
98	ADA LIGHTS	XV/2025		
77	OTTAWA RIVER PROJECT MAINT	XA/2021		

227 - 229 N MAIN ST 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB ALLEY

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Neighborhood:
Code:                2500
Dwl/Gar/NC%         1.1900
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	Bldg Type
1	OFC/APT

Front lot

SHB+Cons	DixHt FtxFt	Area 11340	Unit Rate 46.98	Grade C	Blt/Renov Cond 1905AV	Replace Value 532750	Phy Dpr .75	Fnc Dpr	True Value 133190
acres/ frontage	effective frontage 42.00	depth 180	depth factor 109	actual rate 250	effective rate 273	extended value 11470	true value 11470		

Call Back:

Sign: PSN Date: 2015-10-06 Lister:

25-010008.0000-v082020R

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