

LIBERTY TWP  
ADA CORP

00240

Hardin County, Ohio  
Michael T. Bacon, Auditor

25-010008.0000  
K173

COM  
2025

sale

2022 KIPKER RENTALS LLC	2010-08-25
2023 KIPKER RENTALS LLC	2010-08-25
2024 KIPKER RENTALS LLC	2010-08-25
2025 KIPKER RENTALS LLC	2010-08-25 ORIGINAL PT 32-33
227-229 N MAIN ST	1WD
ADA OH 45810	\$150,000

Eff Rate:-	51.26	48.36	48.55	48.75	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	447	447	447	447	447	447
Acres						
Land100%	12030	11460	11460	11460	11460	11470
Bldg100%	126830	133200	133200	133200	133200	133190
Totl100%	138860t	144660t	144660t	144660t	144660t	144660t
Cauv100%						
Tax Value:						
Land 35%	4210	4010	4010	4010	4010	4010
Bldg 35%	44390	46620	46620	46620	46620	46620
Totl 35%	48600t	50630t	50630t	50630t	50630t	50630t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2491.10	2448.58	2458.36	2463.24	2468.42	
Sp-Asmnt	288.46	289.98	283.98	289.98		

1st floor Grimsleid Law Office & The Ada Herald  
2nd floor 4 apts. \$275 month trash & water included  
250101060000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
402	1	2010-08-25	KIPKER RENTALS LLC	1WD	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
107	GRASS RUN #933 - HOG CREEK		XA/2025	
500	HARDIN COUNTY LANDFILL		XA/2025	
110	HOG CREEK MAINLINE - HOG CR.		XA/2025	
598	ADA LIGHTS		XV/2025	
577	OTTAWA RIVER PROJECT MAINT		XA/2021	



227 - 229 N MAIN ST 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB ALLEY
Neighborhood:
Code: 2500
Dwl/Gar/NC% 1.1900

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

Call Back: Sign: PSN Date: 2015-10-06 Lister: 25-010008.0000-v082020R