LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-010008.0000 COM
K173 2026

sale

2023 KIPKER RENTALS LLC	2010-08-25	
2024 KIPKER RENTALS LLC	2010-08-25	
2025 KIPKER RENTALS LLC	2010-08-25	
2026 KIPKER RENTALS LLC	2010-08-25	ORIGINAL PT 32-33
227-229 N MAIN ST	1WD	
	$150,000	
ADA OH 45810		

Eff Rate: – 48.36 — 48.55 — 48.75 — 48.75 — a/r

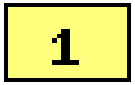
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	0	447	447	447
Acres								
Land100%	11460	11460	11460	11460		11460	13770	13760
Bldg100%	133200	133200	133200	133200		133200	159830	159830
Totl100%	144660t	144660t	144660t	144660t		144660t	173600t	173590t
Cauv100%								
Tax Value:								
Land 35%	4010	4010	4010	4010		4010	4820	4820
Bldg 35%	46620	46620	46620	46620		46620	55940	55940
Totl 35%	50630t	50630t	50630t	50630t		50630t	60760t	60760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2448.58	2458.36	2468.42	2463.24	2468.42			
Sp-Asmnt	289.98	283.98	289.98	289.98				

1st floor Grimslid 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:bldg
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
2022	4210	44390	48600	2491.10
2021	4210	44390	48600	2750.94

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: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFC/APT			11340	56.37	C	1905AV	532750	.75		159830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		42.00	180	109	250	273	11470	13760

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