LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-010059.0000 RES
L44 2023

sale

2020 SHUFFLE JOHN B & NANC	2006-05-17	
2021 SHUFFLE JOHN B & NANC	2006-05-17	
2022 SHUFFLE JOHN B & NANC	2006-05-17	
2023 SHUFFLE JOHN B & NANCY	2006-05-17	ORIGINAL 72
213 E MONTFORD AVE	1WD	
	$0	
ADA OH 45810		01.1-01-01-059
2024 SHUFFLE HENRY O & MOLLY	2024-04-05	
213 E MONTFORD AVE	1WD	
ADA OH 45810		

Eff Rate: – 53.58 — 52.79 — 47.64 — 41.58 — a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7570	7570	7570	7800	7800
Bldg100%	90370	90370	90370	133600	133590
Totl100%	97940t	97940t	97940t	141400t	141390t
Cauv100%					
Tax Value:					
Land 35%	2650	2650	2650	2730	2730
Bldg 35%	31630	31630	31630	46760	46760
Totl 35%	34280t	34280t	34280t	49490t	49490t
Hmstd35%	34280	34280	34280	49490	
Owner Oc	38.58	37.94	31.82	42.48	hmstd 2730 l 46760 b
Hmstd RB					
Net Tax	1643.92	1619.94	1474.16	1845.38	
Sp-Asmnt	49.72	51.72	49.72	**61.12**	

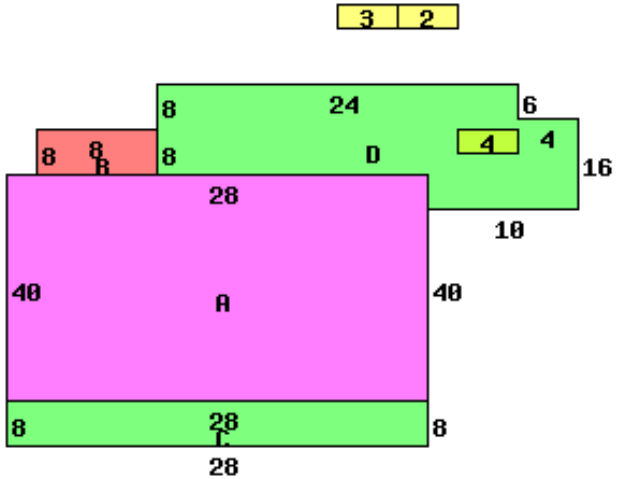
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		1120		a	*MAIN
1	F/C	A		64		b	ADDTN
	OMP	P		224	7840	c	PORCH
	PAT	P		484	1450	d	PORCH

JOHN B SHUFFLE IRREV TRUST & NANCY WILLIAMS SHUFFLE IRREV TRUST

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
176	1	2024-04-05	SHUFFLE HENRY O & MOLLY H	1WD *	0	7800	133600
219	1	2006-05-17	SHUFFLE JOHN B & NANCY W	1WD *	0	6600	69890
162	1	1997-04-28	KUHLMAN NANCY L	1QC *	0	6000	48030
366	0	1986-05-23		*	58000	0	38600

Year	Land	Bldg	Total	Net Tax
2019	2520	28740	31260	1479.26
2018	2520	28740	31260	1446.10

p r o j e c t		ben acres / % factor
107 GRASS RUN #933 - HOG CREEK	XA/2023	
500 HARDIN COUNTY LANDFILL	XA/2023	
110 HOG CREEK MAINLINE - HOG CR.	XA/2023	
598 ADA LIGHTS	XV/2023	
577 OTTAWA RIVER PROJECT MAINT	XA/2021	



213 E MONTFORD AVE 45810

Occupancy 1 Single Family

Story Height 1T
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1184	104890
	Part Upper	FRAME	1120	45860
	Subtotal			150750
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X			
Number of Rooms	1	4	3		
Bedrooms		1	3		

Fireplaces	2000
Plumbing	2100
Extra Features	9290
Total Value	164140
PUB SIDEWALK	
Neighborhood:	
Code:	2500
Dwl/Gar/NC%	1.1900

Fireplace
Openings 1
Stacks 1
Central Heat A
HOT WATER
Plumbing
Standard 1
Extra 3 Fixture 1

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F		2304		C+	OLD/GD	180550	.40		128910
2	Garage		18X26	468		C	OLD/AV	11230	.65		4680
3	Shed	*PP	10X14	140			OLD/AV	0			0
4	HOTTUB	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	150	100	130	130	7800	7800

Call Back: Sign: PSN Date: 2015-10-07 Lister: 25-010059.0000-v082020R