LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-010059.0000 RES
L44 2026

## sale

| | | |
|---|---|---|
| 2023 SHUFFLE JOHN B & NANC | 2006-05-17 | |
| 2024 SHUFFLE JOHN B & NANC | 2006-05-17 | |
| 2025 SHUFFLE HENRY O & MOL | 2024-04-05 | |
| 2026 SHUFFLE HENRY O & MOLLY | 2024-04-05 | ORIGINAL 72 |
| 213 E MONTFORD AVE | 1WD | |
| | $0 | |
| ADA OH 45810 | | |

Eff Rate:– 41.58 — 41.81 — 42.26 — 42.27 — a/r

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 7800 | 7800 | 7800 | 7800 | | 7800 | 9000 | 9000 |
| Bldg100% | 133600 | 133600 | 133600 | 133600 | | 133600 | 168400 | 168400 |
| Totl100% | 141400t | 141400t | 141400t | 141400t | | 141400t | 177400t | 177400t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2730 | 2730 | 2730 | 2730 | | 2730 | 3150 | 3150 |
| Bldg 35% | 46760 | 46760 | 46760 | 46760 | | 46760 | 58940 | 58940 |
| Totl 35% | 49490t | 49490t | 49490t | 49490t | | 49490t | 62090t | 62090t |
| Hmstd35% | 49490 | | | | | | | |
| Owner Oc | 42.48 | 42.26 | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1845.38 | 1858.32 | 1921.96 | 1910.46 | 1921.96 | | | |
| Sp-Asmnt | 61.12 | 58.12 | 61.12 | 61.12 | | | | |

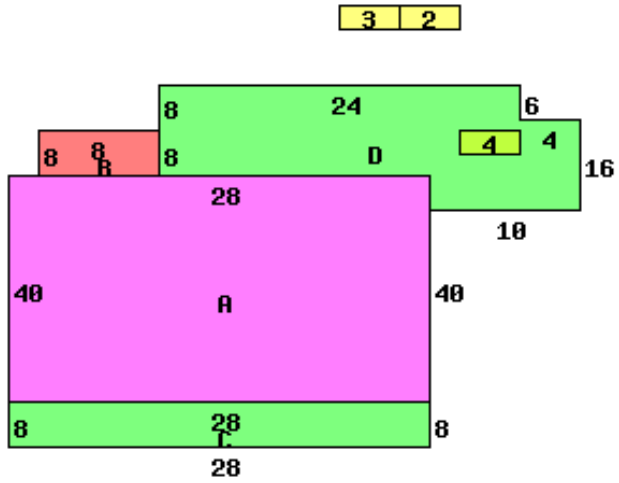
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1T | F | M | | 1120 | | a | *MAIN |
| 1 | F/C | A | | 64 | | b | ADDTN |
| | OMP | P | | 224 | 7840 | c | PORCH |
| | PAT | P | | 484 | 1450 | d | PORCH |

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 |
|---|---|---|---|---|
| 2022 | 2650 | 31630 | 34280 | 1474.16 |
| 2021 | 2650 | 31630 | 34280 | 1619.94 |

| project | | 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 | | | |




213 E MONTFORD AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1T | | | | |
| Floor Level | 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 | | |
| Fireplace | | | | | |
| Openings | 1 | | | | |
| Stacks | 1 | | | | |
| Central Heat | | A | | | |
| HOT WATER | | | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |
| Extra 3 Fixture | 1 | | | | |

| | | |
|---|---|---|
| Fireplaces | | 2000 |
| Plumbing | | 2100 |
| Extra Features | | 9290 |
| Total Value | | 164140 |
| PUB SIDEWALK | | |
| Neighborhood: | | |
| Code: | | 2500 |
| Dwl/Gar/NC% | | 1.5000 |

| | 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 | | 162500 |
| 2 | Garage | | 18X26 | 468 | | C | OLD/AV | 11230 | .65 | | 5900 |
| 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 | 150 | 150 | 9000 | 9000 |

Call Back: Sign: PSN Date: 2015-10-07 Lister: