LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-040027.0000 RES
M116 2026

sale

2023	BROWN SHANNAN E	2014-05-22
2024	BROWN SHANNAN E	2014-05-22
2025	BROWN SHANNAN E	2014-05-22
2026	BROWN SHANNAN E	2014-05-22 REAMS 3RD W END 44-45
	117 E LEHR AVE	1WD
		$85,000
	ADA OH 45810	

2027	S E BROWN RENTALS LLC	2025-05-15
	117 E LEHR AVE	9WD
	ADA OH 45810	

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

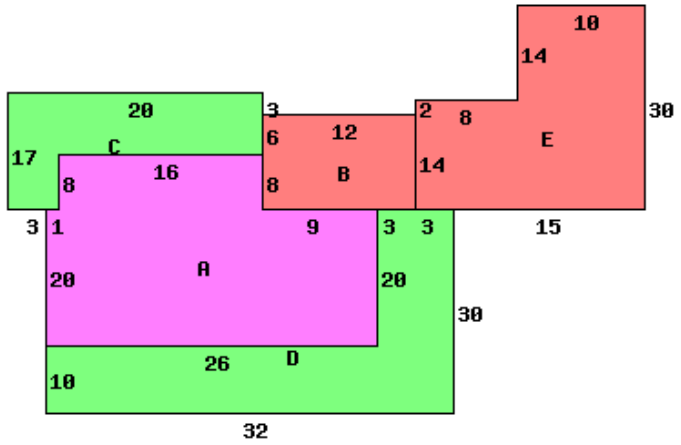
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	6970	6970	6970	6970		6970	8030	8040
Bldg100%	96110	96110	96110	96110		96110	121170	121160
Totl100%	103090t	103090t	103090t	103090t		103090t	129200t	129200t
Cauv100%								
Tax Value:								
Land 35%	2440	2440	2440	2440		2440	2810	2810
Bldg 35%	33640	33640	33640	33640		33640	42410	42410
Totl 35%	36080t	36080t	36080t	36080t		36080t	45220t	45220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1376.32	1385.60	1401.18	1392.80	1401.18			
Sp-Asmnt	69.06	66.06	69.06	69.06				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		648		a	*MAIN
1	F/C	A		168		b	ADDTN
	EFP	P		212	8480	c	PORCH
	OFP	P		440	13200	d	PORCH
1	F/C	A		428		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
220	9	2025-05-15	S E BROWN RENTALS LLC	9WD	*	0	6970	96110
204	1	2014-05-22	BROWN SHANNON E	1WD	*	85000	6170	62970
366	1	1992-04-24		1WD		45000	0	39630
365	1	1992-04-24		1WD		48500	0	39630

Year	Land	Bldg	Total	Net Tax
2022	2360	23650	26010	1142.66
2021	2360	23650	26010	1257.92

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			



117 E LEHR AVE 45810

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1244	106510
	Full Upper	FRAME	648	51960
	Basement		648	12290
	Subtotal			170760
Metal	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X	X	1 /	Extra Living Units	3500
Unfinished Wall	X			Plumbing	3500
Floor/Pine		X X		Extra Features	21680
Number of Rooms	1	4 3		Total Value	199440
Bedrooms		1 3			
				PUB ALLEY	
Central Heat		A			
FORCED AIR				Neighborhood:	
Plumbing				Code:	2500
Standard	2			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	2 B F		1892		C	OLD/AV	199440	.55	.10	121160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	120	89	150	134	8040	8040

Call Back: Sign: PSN Date: 2015-10-09 Lister:

25-040027.0000-v082020R