

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-040042.0000
N101

RES
2025

sale

Eff Rate:- 47.64 — 41.58 — 41.81 — 42.27 — a/r

2022	BROUGHER VENTURES LLC	2016-03-10	
2023	BROUGHER VENTURES LLC	2016-03-10	
2024	BROUGHER VENTURES LLC	2016-03-10	
2025	BROUGHER VENTURES LLC	2016-03-10	R-G PT 83 85 87
	517 S SIMON ST		1QC
	ADA OH 45810	\$0	

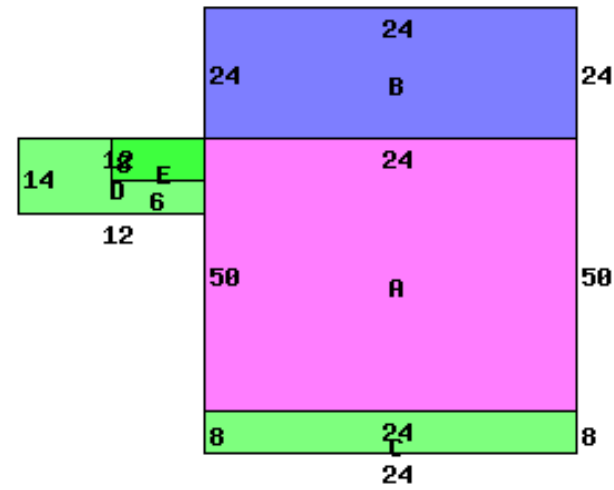
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	6310	6510	6510	6510	6510	6500
Bldg100%	160260	189540	189540	189540	189540	189540
Totl100%	166570t	196060t	196060t	196060t	196060t	196040t
Cauv100%						
Tax Value:						
Land 35%	2210	2280	2280	2280	2280	2280
Bldg 35%	56090	66340	66340	66340	66340	66340
Totl 35%	58300t	68620t	68620t	68620t	68620t	68610t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2561.22	2617.60	2635.24	2648.94	2664.86	
Sp-Asmnt	67.74	75.48	72.48	75.48		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/S	M		1200			
	F	G		576	13820	b	GRAGE
	OFF	P		192	5760	c	PORCH
	PAT	P		168	500	d	PORCH
	EAL	P		48	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
100	1	2016-03-10	BROUGHER VENTURES LLC	1QC *	0	5800	163170
310	1	2006-05-23	BROUGHER DALE R & RADELL	1WD	133300	4940	151090
164	1	2000-04-27	PEELMAN MAX E & SHANNON	1WD *	0	4510	3000
697	2	1999-11-18	PEELMAN MICHAEL R & CARL	2SD	42000	4510	3000
255	1	1989-04-05		1WD	24000	0	4830
762	0	1987-09-10		*	0	0	4830

Year	Land	Bldg	Total	Net Tax
2021	2210	56090	58300	2819.58
2020	2210	56090	58300	2861.44

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



517 S SIMON ST 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1200 106310
	Full Upper	FRAME	1200 63850
	Subtotal		170160
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	D D	Air Conditioning	4280
Floor/Carpet	X X	Plumbing	1400
Floor/Tile-Lino	X X	Garages and Carports	13820
Number of Rooms	3 3	Extra Features	6980
Bedrooms	3	Total Value	196640
Central Heat	A	PUB SIDEWALK	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2500
Standard	1	Dwl/Gar/NC%	1.1900
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	2 F/S	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
		2400		C	2000GD	196640	.19		189540
	acres/	effective	depth	depth	actual	effective	extended	true	
front lot	frontage	frontage	factor	factor	rate	rate	value	value	
		50.00	150	100	130	130	6500	6500	