LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-040042.0000 RES
N101 2025

sale

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
		$0
	ADA OH 45810	

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

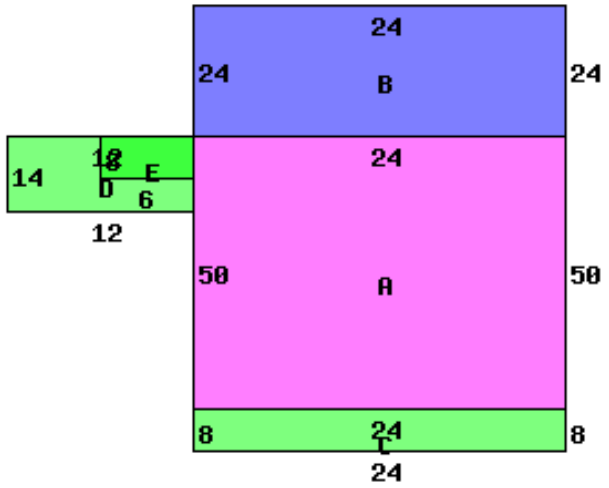
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	6310	6510	6510	6510	6510	6500
Bldg100%	160260	189540	189540	189540	189540	189540
Totl100%	166570t	196060t	196060t	196060t	196060t	196040t
Cauv100%						
Tax Value:						
Land 35%	2210	2280	2280	2280	2280	2280
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		
2	F/S	M		1200		a	*MAIN
	F	G		576	13820	b	GRAGE
	OFP	P		192	5760	c	PORCH
	PAT	P		168	500	d	PORCH
	BAL	P		48	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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

			Sq-Ft	Value
Story Height 2				
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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/S		2400		C	2000GD	196640	.19		189540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	130	130	6500	6500

Call Back: Sign: MJT Date: 2010-01-19 Lister:

25-040042.0000-v082020R