LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-050170.0000 RES
M93 2026

sale

2023 CLEMONS KEVIN J & JAN	2001-05-24	
2024 CLEMONS KEVIN J & JAN	2001-05-24	
2025 CLEMONS KEVIN J & JAN	2001-05-24	
2026 CLEMONS KEVIN J & JANIC	2001-05-24 REAMS 2ND ADDT OL 12	
525 E LEHR AVE	1WD .624A	
	$80,000	
ADA OH 45810		

Orig Tax Year 2000
Parent: 25-050153.0000

2027 CLEMONS JANICE K	2025-02-20	
525 E LEHR AVE	1AF	
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	511	511	511	511	0	511	511	511
Acres	.6240	.6240	.6240	.6240	.6240			
Land100%	13340	13340	13340	13340		13340	15460	15470
Bldg100%	152800	152800	152800	152800		152800	190860	190870
Totl100%	166140t	166140t	166140t	166140t		166140t	206310t	206340t
Cauv100%								
Tax Value:								
Land 35%	4670	4670	4670	4670		4670	5410	5410
Bldg 35%	53480	53480	53480	53480		53480	66800	66800
Totl 35%	58150t	58150t	58150t	58150t		58150t	72210t	72220t
Hmstd35%	55820	55820	55820	55820		55820	69880	
Owner Oc	47.92	47.66	47.88	47.60	47.88	hmstd 4670 l	51150 b	
Hmstd RB	341.94	367.90	385.40	383.12	385.40			
Net Tax	1828.36	1817.60	1824.98	1814.06	1824.98			
Sp-Asmnt	72.41	69.41	76.30	76.30				

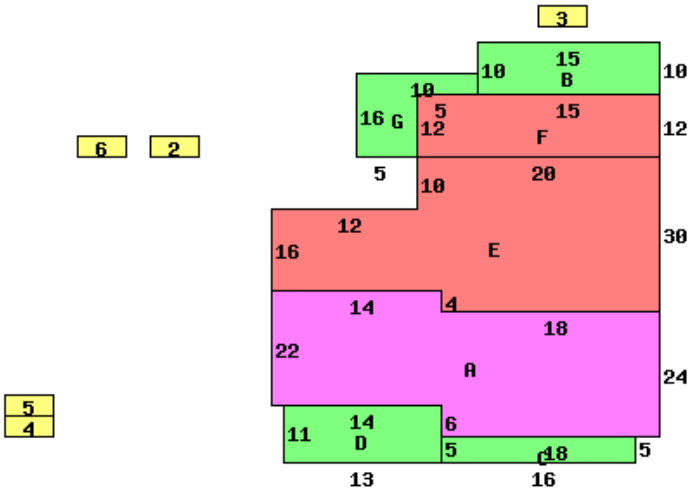
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F	M		740		a	*MAIN
	DK	P		150	2250	b	PORCH
	EFP	P		80	3200	c	PORCH
	EMP	P		143	6440	d	PORCH
1	F/C	A		784		e	ADDTN
1	F	A		240		f	ADDTN
	DK	P		100	1500	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
87	1	2025-02-20	CLEMONS JANICE K	1AF *	0	13340	152800
239	1	2001-05-24	CLEMONS KEVIN J & JANICE	1WD	80000	5460	64090
25	1	1999-01-19	THEIS JONATHAN L & BETHA	1WD	43000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4530	38420	42950	1472.40
2021	4530	38420	42950	1618.12

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
107 GRASS RUN #933 - HOG CREEK	XA/2025			
598 ADA LIGHTS	XV/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			



525 E LEHR AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1764	128750
	Part Upper	FRAME	740	34310
	Subtotal			163060
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Fireplaces	4000
Floor/Hardwood	X	X	Air Conditioning	4400
Floor/Carpet	X	X	Plumbing	2100
Floor/Tile-Lino	T		Extra Features	13830
Number of Rooms	3	2	Total Value	187390
Bedrooms	1	2		
			PUB PAVED ST/RD	
Fireplace				
Openings	2		Neighborhood:	
Stacks	1		Code:	2500
Central Heat	A		Dwl/Gar/NC%	1.5000
FORCED AIR				
Central A/C	A			
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	1H F		2504		C	OLD/GD	187390	.40		168650
2	Garage	F	24X36	864		C	2003AV	20740	.50		15560
3	Pool	*PP		0			OLD/	0			0
4	Pole Build		24X30	720		C	2012AV	8640	.35		5620
5	P	CAN	10X20	200		C	2012AV	1600	.35		1040
6	Shed	*NV	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		85.00	320	121	150	182	15470	15470

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

25-050170.0000-v082020R