LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060034.0000 RES
N47 2026

sale

2023 KIPKER ROBERT R & JEN	1999-03-30	
2024 KIPKER ROBERT R & JEN	1999-03-30	
2025 KIPKER ROBERT R & JEN	1999-03-30	
2026 KIPKER ROBERT R & JENNI	1999-03-30	AHLEFELDS 2ND 45 & 47
621 S JOHNSON ST	1SD	
	$89,750	
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%	14000	14000	14000	14000		14000	16200	16200
Bldg100%	170770	170770	170770	170770		170770	215230	215240
Totl100%	184770t	184770t	184770t	184770t		184770t	231430t	231440t
Cauv100%								
Tax Value:								
Land 35%	4900	4900	4900	4900		4900	5670	5670
Bldg 35%	59770	59770	59770	59770		59770	75330	75330
Totl 35%	64670t	64670t	64670t	64670t		64670t	81000t	81000t
Hmstd35%	64670	64670	64670	64670		64670	81000	
Owner Oc	55.52	55.22	55.48	55.16	55.48	hmstd 4900 l 59770 b		
Hmstd RB								
Net Tax	2411.40	2428.32	2456.00	2441.30	2456.00			
Sp-Asmnt	78.50	72.50	78.50	78.50				

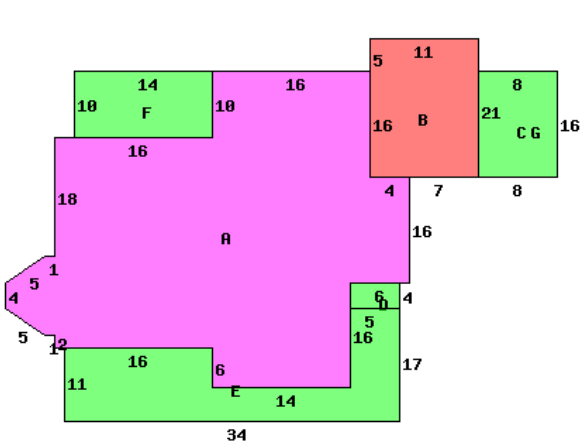
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1356		a	*MAIN
1	F/C	A		231		b	ADDTN
	STP	P		128	510	c	PORCH
	EFP	P		20	800	d	PORCH
	OFP	P		320	9600	e	PORCH
	OFP	P		140	4200	f	PORCH
	CAN	P		128	1020	g	PORCH

#: 35, L/W
gas fireplace
250600350000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
153	1	1999-03-30	KIPKER ROBERT R & JENNIF	1SD	89750	10400	66140
673	1	1995-07-21	MOTT, JAMES A & CASSANDR	1WD	82500	10400	61400

Year	Land	Bldg	Total	Net Tax
2022	4780	45690	50470	2170.38
2021	4780	45690	50470	2385.04

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			



621 S JOHNSON ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1587	124690
	Full Upper	FRAME	1356	64790
	Basement		1356	25100
	Subtotal			214580
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	16130
Floor/Carpet	X	X	Total Value	230710
Floor/Tile-Lino	X	X		
Number of Rooms	1	5 4	PUB SIDEWALK	
Bedrooms		2 2		
			Neighborhood:	
Central Heat		A	Code:	2500
HOT WATER			Dwl/Gar/NC%	1.5000
Plumbing				
Standard	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 B F		2943		C+	1890GD	253780	.40	.10	205560
2	Garage		32X24	768		C	1992AV	18430	.65		9680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	177	108	150	162	16200	16200

Call Back: Sign: PSN Date: 2015-10-12 Lister:

25-060034.0000-v082020R