

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060098.0000
N43

RES
2025

sale

Eff Rate:- 47.64 — 41.58 — 41.81 — 42.01 — a/r

| | |
|------------------------|-----------------------------|
| 2022 KIPKER LOUIS L JR | 2020-05-27 |
| 2023 KIPKER LOUIS L JR | 2020-05-27 |
| 2024 KIPKER ROBERT | 2023-10-20 |
| 2025 KIPKER ROBERT | 2023-10-20 AHLEFELDS 2ND 39 |
| 709 S JOHNSON ST | 2WD |
| ADA OH 45810 | \$50,000 |

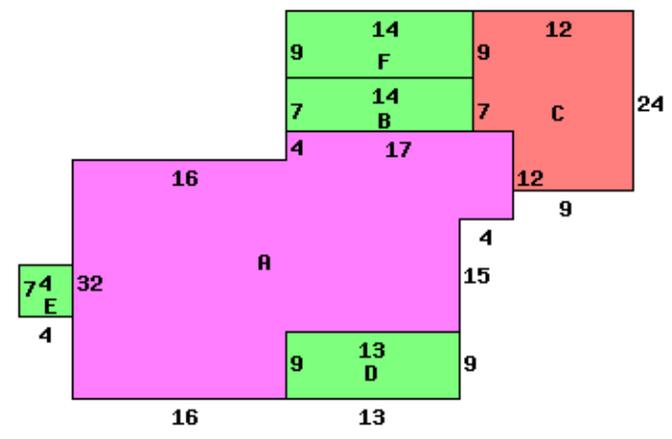
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 520 | 520 | 520 | 520 | 520 |
| Acres | | | | | |
| Land100% | 5770 | 6000 | 6000 | 6000 | 6000 |
| Bldg100% | 92260 | 112770 | 112770 | 112770 | 112780 |
| Totl100% | 98030t | 118770t | 118770t | 118770t | 118780t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2020 | 2100 | 2100 | 2100 | 2100 |
| Bldg 35% | 32290 | 39470 | 39470 | 39470 | 39470 |
| Totl 35% | 34310t | 41570t | 41570t | 41570t | 41570t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1507.28 | 1585.74 | 1596.44 | 1604.74 | |
| Sp-Asmnt | 67.74 | 73.18 | 70.18 | 73.18 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 B | F | M | | 911 | | | |
| | OFF | P | | 98 | 2940 | b | PORCH |
| 1 | F/C | A | | 264 | | c | ADDIN |
| | OFF | P | | 117 | 3510 | d | PORCH |
| | DK | P | | 28 | 1120 | e | PORCH |
| | | | | 126 | 1890 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 449 | 2 | 2023-10-20 | KIPKER ROBERT | 2WD | 50000 | 5770 | 92260 |
| 223 | 2 | 2020-05-27 | KIPKER LOUIS L JR | 2CT * | 0 | 5510 | 83740 |
| 406 | 1 | 2003-07-16 | KIPKER LOUIS L JR & PATR | 1WD | 68500 | 5510 | 61510 |
| 440 | 1 | 1998-10-02 | MARKER CHRISTOPHER J | 1QC * | 0 | 5770 | 36030 |
| 1137 | 1 | 1995-11-20 | MARKER CHRISTOPHER J & A | 1WD | 55500 | 5800 | 33200 |
| 361 | 1 | 1993-05-04 | SIMMONS RICHARD E & JOAN | 1WD | 37500 | 0 | 37710 |
| 462 | 0 | 1987-06-08 | | 1WD * | 34000 | 0 | 37710 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2020 | 32290 | 34310 | 1659.34 |
| 2020 | 2020 | 32290 | 34310 | 1683.98 |

| 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 |



709 S JOHNSON ST 45810

| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS |
|-----------------|-----------------|-----------------------------|
| Story Height | 2 | Sq-Ft Value |
| Floor Level | Main | FRAME 1175 104090 |
| | Full Upper | FRAME 911 59890 |
| | Basement | 911 17010 |
| | Subtotal | 180990 |
| Shingle | Roof | GABLE |
| | B 1 2 U A | |
| Plaster/Drywall | X X | 1 / Extra Living Units 3500 |
| Unfinished Wall | X | Plumbing 3500 |
| Floor/Hardwood | X X | Extra Features 9460 |
| Floor/Carpet | X | Total Value 197450 |
| Number of Rooms | 1 4 4 | |
| Bedrooms | 4 | PUB SIDEWALK |
| Central Heat | A | Neighborhood: |
| HOT WATER | | Code: 2500 |
| Plumbing | | Dwl/Gar/NC% 1.1900 |
| Standard | 2 | |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-----------|-----------|---------------|-----------|----------|--------|
| 1 DWELLING | 2 B F | FtxFt | Area Rate | Grade | Cond Value | Dpr | Dpr | Value |
| | | | 2086 | C | OLD/GD 197450 | .40 | .20 | 112780 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | frontage | factor | factor | rate | rate | value | value |
| | | 50.00 | 127 | 92 | 130 | 120 | 6000 | 6000 |