LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-060098.0000 RES
N43 2026

## sale

| | | |
|---|---|---|
| 2023 | KIPKER LOUIS L JR | 2020-05-27 |
| 2024 | KIPKER ROBERT | 2023-10-20 |
| 2025 | KIPKER ROBERT | 2023-10-20 |
| 2026 | KIPKER ROBERT | 2023-10-20 AHLEFELDS 2ND 39 |
| | 709 S JOHNSON ST | 2WD |
| | | $50,000 |
| | ADA OH 45810 | |

## Eff Rate: – 41.58 — 41.81 — 42.26 — 42.27 — a/r

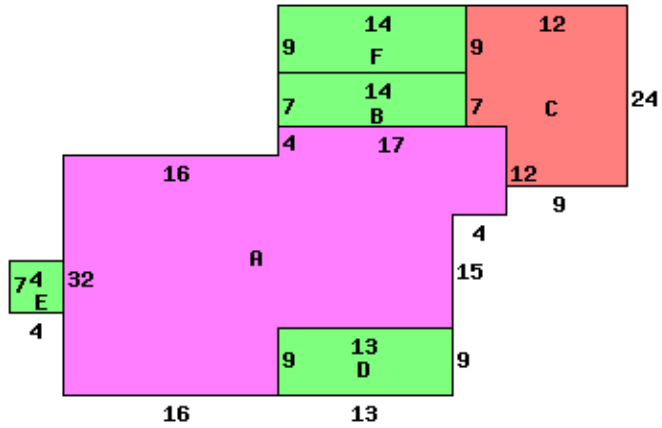
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 520 | 520 | 520 | 520 | 0 | 520 | 520 | 520 |
| Acres | | | | | | | | |
| Land100% | 6000 | 6000 | 6000 | 6000 | | 6000 | 6910 | 6900 |
| Bldg100% | 112770 | 112770 | 112770 | 112770 | | 112770 | 142170 | 142160 |
| Totl100% | 118770t | 118770t | 118770t | 118770t | | 118770t | 149090t | 149060t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2100 | 2100 | 2100 | 2100 | | 2100 | 2420 | 2420 |
| Bldg 35% | 39470 | 39470 | 39470 | 39470 | | 39470 | 49760 | 49760 |
| Totl 35% | 41570t | 41570t | 41570t | 41570t | | 41570t | 52180t | 52170t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1585.74 | 1596.44 | 1614.38 | 1604.74 | 1614.38 | | | |
| Sp-Asmnt | 73.18 | 70.18 | 73.18 | 73.18 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 911 | | a | *MAIN |
| | OFP | P | | 98 | 2940 | b | PORCH |
| 1 | F/C | A | | 264 | | c | ADDTN |
| | OFP | P | | 117 | 3510 | d | PORCH |
| | EFP | P | | 28 | 1120 | e | PORCH |
| | DK | P | | 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 | | | * | 34000 | 0 | 37710 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2020 | 32290 | 34310 | 1507.28 |
| 2021 | 2020 | 32290 | 34310 | 1659.34 |

| | 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| 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% | 1.5000 |
| Standard | 2 | | | | |

| | 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 | | 2086 | | C | OLD/GD | 197450 | .40 | .20 | 142160 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 50.00 | 127 | 92 | 150 | 138 | 6900 | 6900 |

Call Back: Sign: PSN Date: 2015-10-12 Lister: 25-060098.0000-v082020R