LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-110003.0000 RES
C44 2026

sale

2023 SIMON NICHOLAS	2020-07-31	
2024 SIMON NICHOLAS	2020-07-31	
2025 SIMON NICHOLAS	2020-07-31	
2026 SIMON NICHOLAS	2020-07-31	HEISTANDS PT 39-40
400 W W MONTFORD & 413 WES T	1WD	
	$0	
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%	8860	8860	8860	8860		8860	10290	10280
Bldg100%	145140	145140	173910	173910		173910	218110	218110
Totl100%	154000t	154000t	182770t	182770t		182770t	228400t	228390t
Cauv100%								
Tax Value:								
Land 35%	3100	3100	3100	3100		3100	3600	3600
Bldg 35%	50800	50800	60870	60870		60870	76340	76340
Totl 35%	53900t	53900t	63970t	63970t		63970t	79940t	79940t
Hmstd35%			62470	62470		62470	78440	
Owner Oc			53.60	53.28	53.60	hmstd 3100 l	59370 b	
Hmstd RB								
Net Tax	2056.08	2069.94	2430.68	2416.14	2430.68			
Sp-Asmnt	70.44	64.44	77.98	77.98				

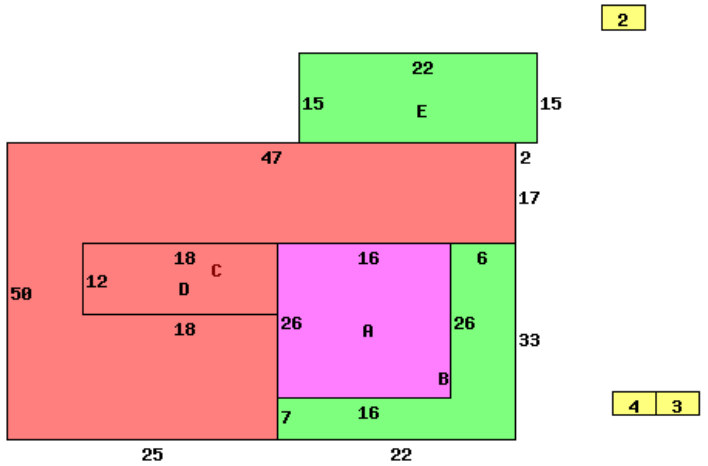
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
	OFP	P		310	9300	b	PORCH
1	F/C	A		1408		c	ADDTN
2	F/C	A		216		d	ADDTN
	PAT	P		330	990	e	PORCH

#: 109 L/W
251101090000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
335	1	2020-07-31	SIMON NICHOLAS	1WD	0	8170	105060
924	0	1986-11-06		*	26000	0	34110

Year	Land	Bldg	Total	Net Tax
2022	3010	41600	44610	1959.80
2021	3010	41600	44610	2157.48

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			



400 W MONTFORD ST 45810

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	2040	139540
	Full Upper	FRAME	216	22000
	Part Upper	FRAME	416	22960
	Subtotal			184500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X X	1 /	Extra Living Units	3500
Panelled Wall	X		Plumbing	2100
Floor/Hardwood	X X		Extra Features	11010
Floor/Pine	X X X		Total Value	201110
Floor/Carpet	X			
Number of Rooms	4 3		PUB SIDEWALK	
Bedrooms	3			
			Neighborhood:	
Central Heat	A		Code:	2500
FORCED AIR			Dwl/Gar/NC%	1.5000
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/C		2672		C	OLD/GD	201110	.40		181000
3	Garage		24X40	960		C	2024AV	23040	.05		32830
4	P	OFP	10X15	150		C	2024AV	4500	.05		4280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	125	91	150	137	10280	10280

Call Back: Sign: PSN Date: 2015-09-25 Lister: