

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130025.0000
C42

RES
2025

sale

Eff Rate:- 47.64 — 41.58 — 41.81 — 42.27 — a/r

2022 MCKEAN BRADLEY V & JA	2014-06-13
2023 MCKEAN BRADLEY V & JA	2014-06-13
2024 MCKEAN BRADLEY V & JA	2014-06-13
2025 HILTON RUBY I TRUSTEE	2024-09-11 W LAWN HTS 1-3 VAC ALLEY
416 W MONTFORD AVE	LWD
ADA OH 45810	\$165,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	18860	19400	19400	26800	26800	26790
Land100%	81600	123770	123770	123770	123770	123780
Bldg100%	100460t	143170t	143170t	150570t	150570t	150570t
Totl100%						
Cauvl00%						

2026 HILTON RUBY I TRUSTEE	2025-02-18
416 W MONTFORD AVE	2WD
ADA OH 45810	

Tax Value:						
Land 35%	6600	6790	6790	9380	9380	9380
Bldg 35%	28560	43320	43320	43320	43320	43320
Totl 35%	35160t	50110t	50110t	52700t	52700t	52700t
Hmstd35%						
Owner Oc	32.64	43.02	42.80			
Hmstd RB						
Net Tax	1512.00	1868.50	1881.58	2034.36	2046.60	
Sp-Asmnt	62.38	73.58	64.58	81.54		

SHB+ 1T	CONS F/C	TYPE M	FACT A	SQ-FT 560	VALUE 372	a *MAIN
1	F/C	A		210	8400	b ADDTN
	DK	P		40	600	c PORCH
	DK	P		310	4650	d PORCH
						e PORCH

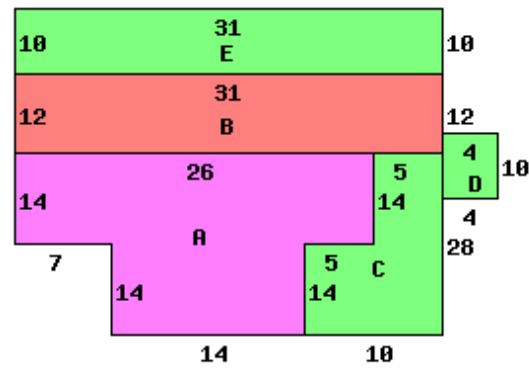
#: 26 27 171 L/W
 2025 duplicate combined parcel 25-130171
 251300260000
 251300270000
 251301710000

3 2

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
82	2	2025-02-18	HILTON RUBY I TRUSTEE	2WD *	0	19400	123770
382	1	2024-09-11	HILTON RUBY I TRUSTEE	LWD	165000	19400	123770
250	1	2014-06-13	MCKEAN BRADLEY V & JACQUE	1SD	93000	17290	76200
143	2	2014-03-25	NEUBENSCHWANDER NANCY J ET	2CT *	0	17290	76200
608	2	2004-09-21	TAMPLIN DORIS	2WD	95000	11910	63910
157	1	1991-03-08		1UN *	22500	0	32710

Year	Land	Bldg	Total	Net Tax
2021	6600	28560	35160	1661.54
2020	6600	28560	35160	1686.14

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



416 W MONTFORD AVE 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	Main	FRAME 932 102070
	Part Upper	FRAME 560 34060
	Subtotal	136130
Shingle	Roof	GABLE
Plaster/Drywall	X X	Plumbing 2100
Floor/Hardwood	X X	Extra Features 13650
Number of Rooms	6 2	Total Value 151880
Bedrooms	2 2	
Central Heat	A	PUB SIDEWALK
FORCED AIR		Neighborhood:
Plumbing		Code: 2500
Standard	1	Dwl/Gar/NC% 1.1900
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	1492	Grade	C	OLD/GD	.40	Dpr	108440
2 Garage	PAT	30X40 1200	Rate	C	1994AV	.60	Dpr	13710
3 P		16X40 640	Grade	C	2020AV	.15	Dpr	1630
front lot	effective	depth	depth	actual	effective	extended	true	
front lot	frontage	131.00	214	114	130	148	19390	19390
front lot	frontage	50.00	209	114	130	148	7400	7400