LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130025.0000 RES
C42 2026

sale

2023 MCKEAN BRADLEY V & JA	2014-06-13	
2024 MCKEAN BRADLEY V & JA	2014-06-13	
2025 HILTON RUBY I TRUSTEE	2024-09-11	
2026 HILTON RUBY I TRUSTEE	2024-09-11	W LAWN HTS 1-3 VAC ALLEY
416 W MONTFORD AVE	1WD	
	$165,000	
ADA OH 45810		

2027 HILTON RUBY I TRUSTEE	2025-02-18	
416 W MONTFORD AVE	2WD	
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%	19400	19400	26800	26800		26800	30940	30950
Bldg100%	123770	123770	123770	123770		123770	155600	155600
Totl100%	143170t	143170t	150570t	150570t		150570t	186540t	186550t
Cauv100%								
Tax Value:								
Land 35%	6790	6790	9380	9380		9380	10830	10830
Bldg 35%	43320	43320	43320	43320		43320	54460	54460
Totl 35%	50110t	50110t	52700t	52700t		52700t	65290t	65290t
Hmstd35%								
Owner Oc	43.02	42.80						
Hmstd RB								
Net Tax	1868.50	1881.58	2046.60	2034.36	2046.60			
Sp-Asmnt	73.58	64.58	81.54	81.54				

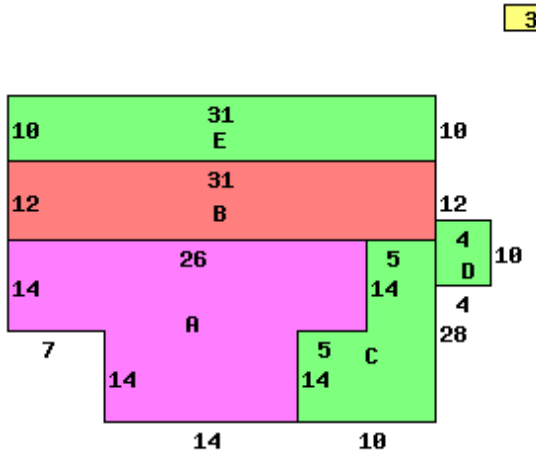
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		560		a	*MAIN
1	F/C	A		372		b	ADDTN
	EFP	P		210	8400	c	PORCH
	DK	P		40	600	d	PORCH
	DK	P		310	4650	e	PORCH

#: 26 27 171 L/W
2025 duplicate combined parcel 25-130171
2513002600000
2513002700000
2513017100000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
82	2	2025-02-18	HILTON RUBY I TRUSTEE	2WD	*	0	19400	123770
382	1	2024-09-11	HILTON RUBY I TRUSTEE	1WD		165000	19400	123770
250	1	2014-06-13	MCKEAN BRADLEY V & JACQUE	1SD		93000	17290	76200
143	2	2014-03-25	NEUENSCHWANDER 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
2022	6600	28560	35160	1512.00
2021	6600	28560	35160	1661.54

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	932	102070
	Part Upper	FRAME	560	34060
	Subtotal			136130
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Plumbing	2100
Floor/Hardwood	X	X	Extra Features	13650
Number of Rooms	6	2	Total Value	151880
Bedrooms	2	2		
			PUB SIDEWALK	
Central Heat	A			
FORCED AIR			Neighborhood:	
Plumbing			Code:	2500
Standard	1		Dwl/Gar/NC%	1.5000
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	1T F/C		1492		C	OLD/GD	151880	.40		136690
2	Garage		30X40	1200		C	1994AV	28800	.60		17280
3	P	PAT	16X40	640		C	2020AV	1920	.15		1630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		131.00	214	114	150	171	22400	22400
front lot		50.00	209	114	150	171	8550	8550

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