

LIBERTY TWP
ADA CORP

00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130025.0000
C42

RES
2025

sale

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
	416 W MONTFORD AVE	1WD
	ADA OH 45810	\$165,000

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

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

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

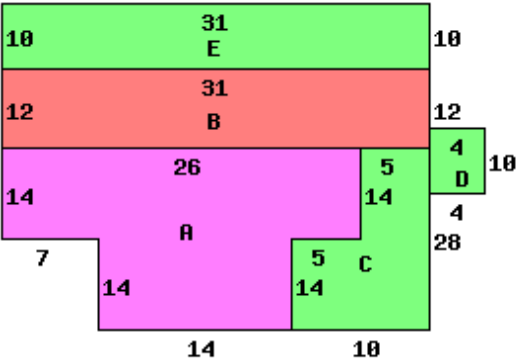
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
82	2	2025-02-18	HILTON RUBY I TRUSTEE	2WD *	0	19400	123770
382	1	2024-09-11	HILTON RUBY I TRUSTEE	1WD	165000	19400	123770
250	1	2014-06-13	MCKEAN BRADLEY V & JACQUE	1SD	93000	17200	76200
143	2	2014-03-25	NEUENSCHWANDER NANCY J ET	2CT *	0	17200	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

p r o j e c t		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

Eff Rate:-	47.64	41.58	41.81	42.27	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	18860	19400	19400	26800	26800
Bldg100%	81600	123770	123770	123770	123770
Totl100%	100460t	143170t	143170t	150570t	150570t
Cauv100%					
Tax Value:					
Land 35%	6600	6790	6790	9380	9380
Bldg 35%	28560	43320	43320	43320	43320
Totl 35%	35160t	50110t	50110t	52700t	52700t
Hmstd35%					
Owner 0c	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	

3 2



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		
	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			
Central Heat		A		PUB SIDEWALK	
FORCED AIR				Neighborhood:	
Plumbing				Code:	2500
Standard	1			Dwl/Gar/NC%	1.5000
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	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/	effective	depth	depth	actual	effective	extended	true			
front lot	frontage	frontage	factor	factor	rate	rate	value	value			
front lot		131.00	214	114	150	171	22400	22400			
		50.00	209	114	150	171	8550	8550			