LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130072.0000 RES
C98 2026

sale

2023 THOMSON KURT A & KAIT	2018-07-10	
2024 THOMSON KURT A & KAIT	2018-07-10	
2025 THOMSON KURT A & KAIT	2018-07-10	
2026 THOMSON KURT A & KAITLY	2018-07-10	W LAWN HTS 50
312 W TURNER AVE	1SD	
	$99,900	
ADA OH 45810		

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

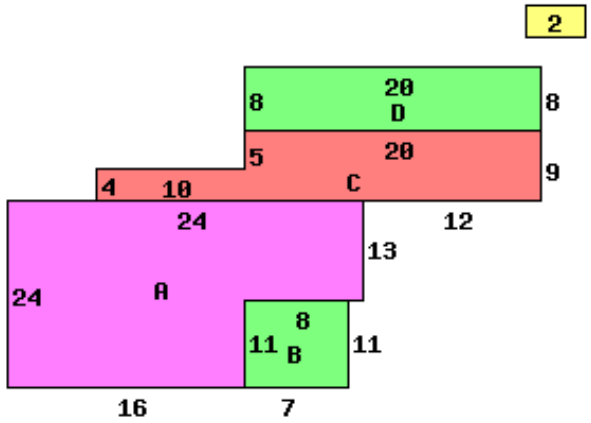
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6660	6660	6660	6660		6660	7660	7650
Bldg100%	70290	70290	70290	70290		70290	88600	88600
Totl100%	76940t	76940t	76940t	76940t		76940t	96260t	96250t
Cauv100%								
Tax Value:								
Land 35%	2330	2330	2330	2330		2330	2680	2680
Bldg 35%	24600	24600	24600	24600		24600	31010	31010
Totl 35%	26930t	26930t	26930t	26930t		26930t	33690t	33690t
Hmstd35%								
Owner Oc	23.12	23.00	23.10	22.96	23.10			
Hmstd RB								
Net Tax	1004.16	1011.20	1022.74	1016.62	1022.74			
Sp-Asmnt	44.20	41.20	44.20	44.20				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		488		a	*MAIN
	OFP	P		77	2310	b	PORCH
1	F/C	A		220		c	ADDTN
	EFP	P		160	6400	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
329	1	2018-07-10	THOMSON KURT A & KAITLYN	1SD	99900	6110	45940
524	1	1996-08-27	HORSTMAN ROBERT A & VICK	1SD	51000	4600	17510
619	1	1995-07-07	PITTS KEVIN R & KATHY M	1FD	37000	4600	17510

Year	Land	Bldg	Total	Net Tax
2022	2240	17940	20180	867.82
2021	2240	17940	20180	953.62

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			



312 W TURNER AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	708	89000
	Part Upper	FRAME	488	31360
	Subtotal			120360
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	2190
Panelled Wall	X		Extra Features	8710
Floor/Carpet	X	X	Total Value	131260
Number of Rooms	5	3		
Bedrooms		3	PUB PAVED ST/RD	
			PUB SIDEWALK	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	2500
Plumbing			Dwl/Gar/NC%	1.5000
Standard	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		1196		C	OLD/AV	131260	.55		88600
2	Shed	*PP	8X10	80			2019AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	158	102	150	153	7650	7650

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

25-130072.0000-v082020R