LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-130137.0000 RES
C155 2026

sale

2023 KIPKER LOUIS L JR	2020-05-27	
2024 KIPKER LOUIS L JR	2020-05-27	
2025 KIPKER LOUIS L JR	2020-05-27	
2026 KIPKER LOUIS L JR	2020-05-27	PT NE 1/4 ADA LANDS 21
537 N MAIN ST	2CT	
	$0	
ADA OH 45810		

2027 WAYSON GEORGIA C	2025-08-08	
537 N MAIN ST	1WD	
ADA OH 45810		

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

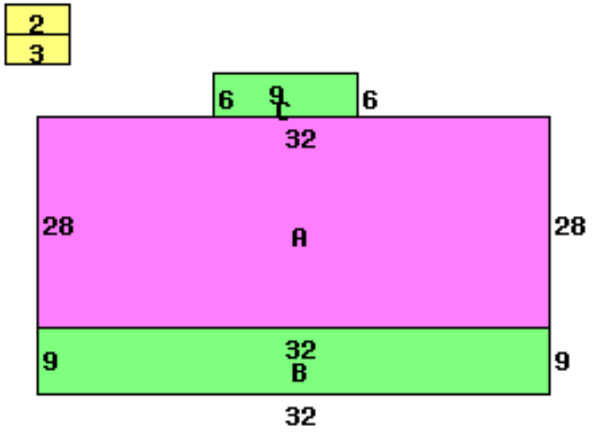
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8060	8060	8060	8060		8060	9340	9340
Bldg100%	172830	172830	172830	172830		172830	216970	216960
Totl100%	180890t	180890t	180890t	180890t		180890t	226310t	226300t
Cauv100%								
Tax Value:								
Land 35%	2820	2820	2820	2820		2820	3270	3270
Bldg 35%	60490	60490	60490	60490		60490	75940	75940
Totl 35%	63310t	63310t	63310t	63310t		63310t	79210t	79210t
Hmstd35%	63310	63310	62100	62100		62100	78000	
Owner Oc	54.34	54.06	53.28	52.96	53.28	hmstd 2820 l 59280 b		
Hmstd RB	341.94	367.90	385.40	383.12	385.40			
Net Tax	2018.76	2009.36	2019.98	2007.88	2019.98			
Sp-Asmnt	71.48	68.48	71.48	71.48				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		896		a	*MAIN
	OFP	P		288	8640	b	PORCH
	EFP	P		54	2160	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
353	1	2025-08-08	WAYSON GEORGIA C	1WD *	0	8060	172830
223	2	2020-05-27	KIPKER LOUIS L JR	2CT *	0	7430	114310

Year	Land	Bldg	Total	Net Tax
2022	2730	44770	47500	1666.42
2021	2730	44770	47500	1831.18

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			



537 N MAIN ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	896	102130
	Full Upper	FRAME	896	61180
	Basement		896	16740
	Subtotal			180050
Shingle	Roof	GAMBREL		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	3260
Floor/Hardwood	X X	Plumbing	1400
Floor/Carpet	X X	Extra Features	10800
Number of Rooms	1 3 3	Total Value	197510
Bedrooms	3		
		PUB PAVED ST/RD	
Fireplace		PUB SIDEWALK	
Openings	1		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	2500
FORCED AIR		Dwl/Gar/NC%	1.5000
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 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	2 B F		1792		C+	OLD/GD	217260	.40		195530
2	Garage	F 0	26X48	1248		C	1994AV	29950	.60		17970
3	P	OFP0	6X48	288		C	1994AV	8640	.60		3460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		58.00	173	107	150	161	9340	9340

Call Back: Sign: PSN Date: 2015-09-28 Lister:

25-130137.0000-v082020R