

LIBERTY TWP  
ADA CORP

00240

Hardin County, Ohio  
Michael T. Bacon, Auditor

25-150046.0000  
B04

RES  
2025

sale

2022 KARSTEN BRAD L & SAMA	2015-10-01
2023 KARSTEN BRAD L & SAMA	2015-10-01
2024 KARSTEN BRAD L & SAMA	2015-10-01
2025 KARSTEN BRAD L & SAMANT	2015-10-01 PT SW 1/4 15
754 N MAIN ST	1WD
ADA OH 45810	\$79,900

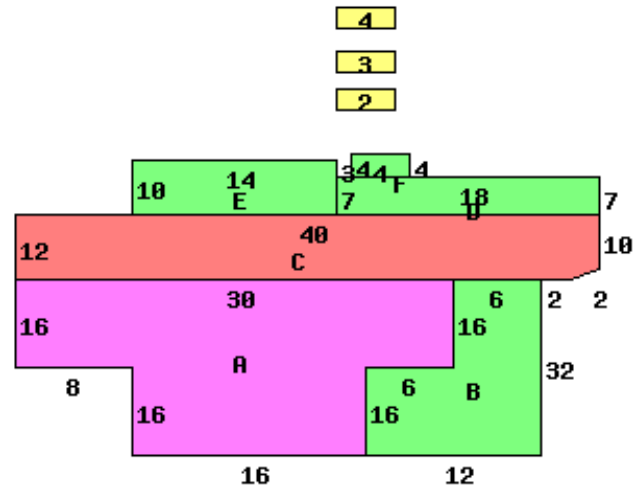
Eff Rate:-	47.64	41.58	41.81	42.27	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	15660	16110	16110	16110	16110
Bldg100%	73030	93510	93510	93510	93510
Totl100%	88690t	109630t	109630t	109630t	109630t
Cauv100%					
Tax Value:					
Land 35%	5480	5640	5640	5640	5640
Bldg 35%	25560	32730	32730	32730	32730
Totl 35%	31040t	38370t	38370t	38370t	38370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1363.64	1463.68	1473.52	1481.18	1490.10
Sp-Asmnt	47.28	52.78	49.78	52.78	

SHB+ 1T	CONS F/C	TYPE M	FACT	SQ-FT 736	VALUE 8640	a *MAIN
1	OFF P	A		288		b PORCH
	F/C A			478		c ADDTN
	FFP P			126	5040	d PORCH
	FFP P			140	5600	e PORCH
	DK P			16	240	f PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
506	1	2015-10-01	KARSTEN BRAD L & SAMANTHA	1WD	79900	14400	69830
266	1	2015-07-06	RISNER ALAN STUART &	1ct *	0	14400	69830
404	1	2014-08-12	RISNER PAUL E	1QC *	0	14400	74000

Year	Land	Bldg	Total	Net Tax
2021	5480	25560	31040	1501.18
2020	5480	25560	31040	1523.48

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



754 N MAIN ST 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	1214 103940
Main	FRAME
Part Upper	FRAME
Subtotal	736 40950
Shingle	Roof GABLE
Plaster/Drywall	X X
Panelled Wall	X
Floor/Carpet	X X
Number of Rooms	5 3
Bedrooms	3
Central Heat	A
FORCED AIR	Neighborhood: 2500
Central A/C	A
Plumbing	Dwl/Gar/NC% 1.1900
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F/C	1950		C- OLD/GD	151110	.40	.20	86310
2 Garage		24X30	720	C 1976AV	17280	.65		7200
3 Shed	*PP	8X10	80	OLD/	0			0
4 Shed	*PP	6X8	48	OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value	true value	
front lot	100.0000	99.00	440	124	130	161	15940	15940
front lot		1.00	440	124	130	161	160	160