LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-150046.0000 RES
B04 2026

sale

2023 KARSTEN BRAD L & SAMA	2015-10-01	
2024 KARSTEN BRAD L & SAMA	2015-10-01	
2025 KARSTEN BRAD L & SAMA	2015-10-01	
2026 KARSTEN BRAD L & SAMANT	2015-10-01 PT SW 1/4 15	
754 N MAIN ST	1WD	
	$79,900	
ADA OH 45810		

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

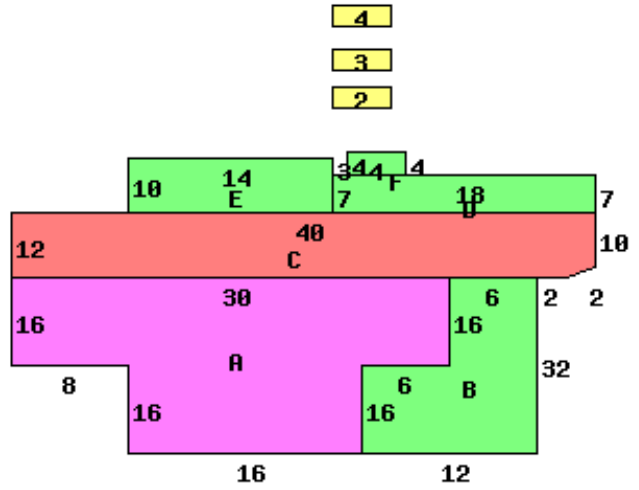
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	16110	16110	16110	16110		16110	18600	18600
Bldg100%	93510	93510	93510	93510		93510	117860	117870
Totl100%	109630t	109630t	109630t	109630t		109630t	136460t	136470t
Cauv100%								
Tax Value:								
Land 35%	5640	5640	5640	5640		5640	6510	6510
Bldg 35%	32730	32730	32730	32730		32730	41250	41250
Totl 35%	38370t	38370t	38370t	38370t		38370t	47760t	47760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1463.68	1473.52	1490.10	1481.18	1490.10			
Sp-Asmnt	52.78	49.78	52.78	52.78				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	5480	25560	31040	1363.64
2021	5480	25560	31040	1501.18

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			



754 N MAIN ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1214	103940
	Part Upper	FRAME	736	40950
	Subtotal			144890
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3490
Panelled Wall		X	Extra Features	19520
Floor/Carpet	X	X	Total Value	167900
Number of Rooms	5	3		
Bedrooms		3	PUB SIDEWALK	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	2500
Central A/C	A		Dwl/Gar/NC%	1.5000
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	1T F/C	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T	F/C		1950		C-	OLD/GD	151110	.40	.20	108800
2	Garage			24X30	720		C	1976AV	17280	.65		9070
3	Shed	*PP		8X10	80			OLD/	0			0
4	Shed	*PP		6X8	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	99.00	440	124	150	186	18410	18410
front lot		1.00	440	124	150	186	190	190

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

25-150046.0000-v082020R