LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-160058.0000 RES
A55 2026

sale

2023 SOUTHERN OHIO DEVELOP		2019-08-30
2024 WINTERS IAN O &		2023-07-31
2025 WINTERS IAN O &		2023-07-31
2026 WINTERS IAN O &		2023-07-31 MOWANS 2
202 E MONTFORD		1WD
		$152,500
ADA OH 45810		

2027 CARTER BROOKE		2025-07-21
202 E MONTFORD		1WD
ADA OH 45810		

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

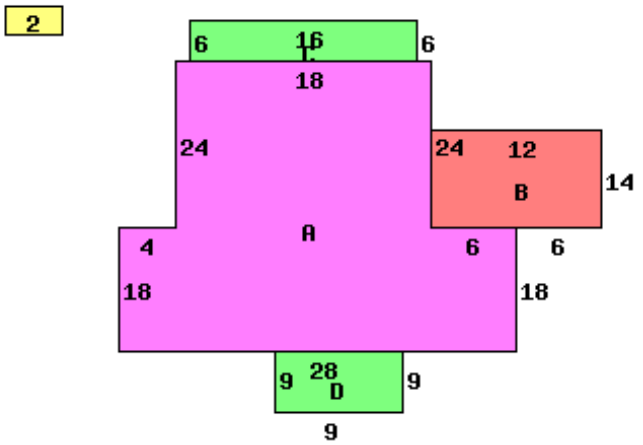
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7800	7800	7800	7800		7800	9000	9000
Bldg100%	124570	124570	124570	124570		124570	157000	157010
Totl100%	132370t	132370t	132370t	132370t		132370t	166000t	166010t
Cauv100%								
Tax Value:								
Land 35%	2730	2730	2730	2730		2730	3150	3150
Bldg 35%	43600	43600	43600	43600		43600	54950	54950
Totl 35%	46330t	46330t	46330t	46330t		46330t	58100t	58100t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1767.32	1779.24	1799.22	1788.48	1799.22			
Sp-Asmnt	58.76	55.76	58.76	58.76				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		936		a	*MAIN
1	F/C	A		168		b	ADDTN
	EFP	P		96	3840	c	PORCH
	OFP	P		81	2430	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
314	1	2025-07-21	CARTER BROOKE	1WD	159900	7800	124570
300	1	2023-07-31	WINTERS IAN O &	1WD	152500	7570	92060
377	1	2019-08-30	SOUTHERN OHIO DEVELOPMENT	1WD	125000	7200	83970
681	1	1993-07-16	ZANK MARGARET JEAN	1WD	73000	0	39710
737	1	1992-08-05		1WD	60800	0	39710

Year	Land	Bldg	Total	Net Tax
2022	2650	32220	34870	1531.90
2021	2650	32220	34870	1686.42

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			



202 E MONTFORD ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1104	101890
	Full Upper	FRAME	936	61530
	Basement		936	17480
	Subtotal			180900
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	6270
Unfinished Wall	X	Total Value	187170
Floor/Hardwood	X		
Floor/Tile-Lino	X X	PUB PAVED ST/RD	
Number of Rooms	1 4 4	PUB SIDEWALK	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	2500
HOT WATER		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2040		C	OLD/GD	187170	.40	.15	143190
2	Garage	F 0	24X32	768		C	2004AV	18430	.50		13820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	150	100	150	150	9000	9000

Call Back: Sign: PSN Date: 2015-09-10 Lister: 25-160058.0000-v082020R