

LIBERTY TWP  
ADA CORP

00240

Hardin County, Ohio  
Michael T. Bacon, Auditor

25-160071.0000  
A69

RES  
2025

sale

Eff Rate:- 47.64 — 41.58 — 41.81 — 42.27 — a/r

2022 KIPKER RENTALS LLC	2011-07-15				
2023 KIPKER RENTALS LLC	2011-07-15				
2024 KIPKER RENTALS LLC	2011-07-15				
2025 KIPKER RENTALS LLC	2011-07-15	JOHNSONS S PT OL 1			
505 N SIMON	1WD				
ADA OH 45810	\$0				

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	6940	7140	7140	7140	7140	7150
Bldg100%	43460	55170	55170	55170	55170	55180
Totl100%	50400t	62310t	62310t	62310t	62310t	62330t
Cauvl00%						
Tax Value:						
Land 35%	2430	2500	2500	2500	2500	2500
Bldg 35%	15210	19310	19310	19310	19310	19310
Totl 35%	17640t	21810t	21810t	21810t	21810t	21820t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	774.94	831.98	837.58	841.92	847.00	
Sp-Asmnt	37.23	40.36	37.36	40.36		

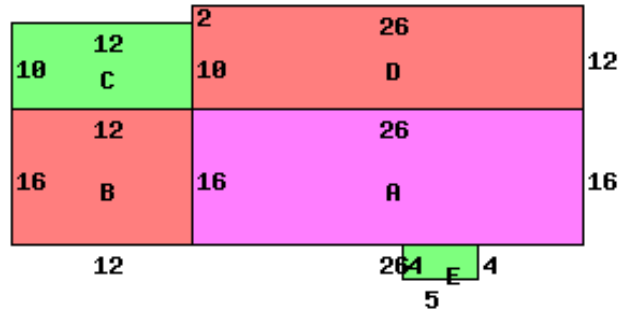
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 A	F/C	M		416			
1	F/C	A		192		b	ADDTN
1	DK	P		120	1800	c	PORCH
1	F/C	A		312		d	ADDTN
	STP	P		20	80	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
280	1	2011-07-15	KIPKER RENTALS LLC	1WD *	0	6400	36410
1073	1	1993-10-29	KIPKER ROBERT	1WD	15000	0	21630
926	1	1992-10-05		1QC *	0	0	17310
138	1	1990-02-23		1WD	0	0	17310

Year	Land	Bldg	Total	Net Tax
2021	2430	15210	17640	853.12
2020	2430	15210	17640	865.80

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

2



505 N SIMON ST 45810

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME 920 100760
	Qtr Story	FRAME 416 1760
	Subtotal	102520
Shingle	Roof	GABLE
Plaster/Drywall	X	X 208 sq ft Attic Finish 3960
Floor/Hardwood	X	X Air Conditioning 2040
Number of Rooms	6	1 Extra Features 1880
Bedrooms	4	Total Value 110400
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		PUB SIDEWALK
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 2500
		Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	1128	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		12X24	288	C	OLD/AV	110400	.55	.10
				D	1920FR	5530	.70	
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	187	110	130	143	7150	7150