LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-160071.0000 RES
A69 2026

sale

2023 KIPKER RENTALS LLC	2011-07-15	
2024 KIPKER RENTALS LLC	2011-07-15	
2025 KIPKER RENTALS LLC	2011-07-15	
2026 KIPKER RENTALS LLC	2011-07-15	JOHNSONS S PT OL 1
505 N SIMON	1WD	
	$0	
ADA OH 45810		

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

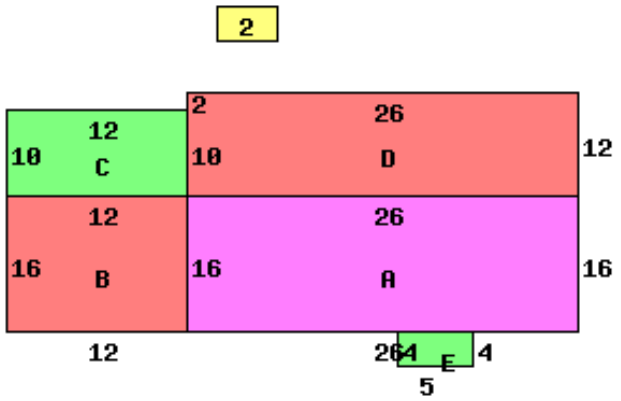
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7140	7140	7140	7140		7140	8260	8250
Bldg100%	55170	55170	55170	55170		55170	69570	69560
Totl100%	62310t	62310t	62310t	62310t		62310t	77830t	77810t
Cauv100%								
Tax Value:								
Land 35%	2500	2500	2500	2500		2500	2890	2890
Bldg 35%	19310	19310	19310	19310		19310	24350	24350
Totl 35%	21810t	21810t	21810t	21810t		21810t	27240t	27230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	831.98	837.58	847.00	841.92	847.00			
Sp-Asmnt	40.36	37.36	40.36	40.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		416		a	*MAIN
1	F/C	A		192		b	ADDTN
	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:bldg
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
2022	2430	15210	17640	774.94
2021	2430	15210	17640	853.12

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			



505 N SIMON ST 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	920	100760
	Qtr Story	FRAME	416	1760
	Subtotal			102520
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 AF/C		1128		C	OLD/AV	110400	.55	.10	67070
2	Garage		12X24	288		D	1920FR	5530	.70		2490

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	187	110	150	165	8250	8250

Call Back: Sign: PSN Date: 2015-09-10 Lister:

25-160071.0000-v082020R