LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-160085.0000 RES
A84 2025

sale

2022	KIPKER RENTALS LLC	2011-01-31
2023	KIPKER RENTALS LLC	2011-01-31
2024	KIPKER RENTALS LLC	2011-01-31
2025	KIPKER RENTALS LLC	2011-01-31 EDWARDS 9
	430 N SIMON ST	1
		$0
	ADA OH 45810	

2026	WALKER HONESTY & JOSHUA	2025-09-09
	430 N SIMON ST	1WD
	ADA OH 45810	

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

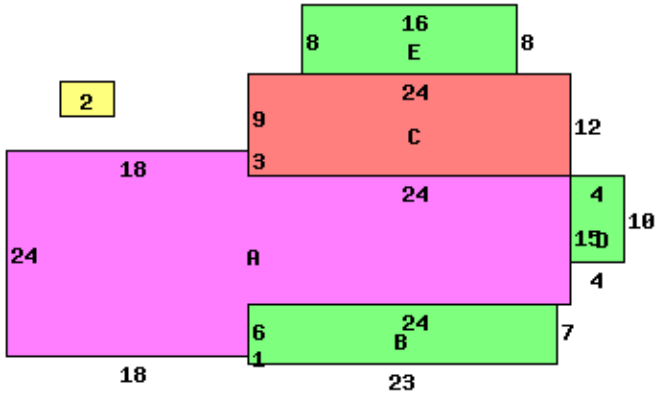
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5460	5660	5660	5660	5660	5650
Bldg100%	35230	50230	50230	50230	50230	50230
Totl100%	40690t	55890t	55890t	55890t	55890t	55880t
Cauv100%						
Tax Value:						
Land 35%	1910	1980	1980	1980	1980	1980
Bldg 35%	12330	17580	17580	17580	17580	17580
Totl 35%	14240t	19560t	19560t	19560t	19560t	19560t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	625.58	746.14	751.16	755.08	759.62	
Sp-Asmnt	34.68	38.67	35.67	38.67		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		792		a	*MAIN
	OFP	P		161	4830	b	PORCH
1	F/C	A		288		c	ADDTN
	BAY	P		40	1520	d	PORCH
	EFP	P		128	5120	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
401	1	2025-09-09	WALKER HONESTY & JOSHUA R	1WD		190000	5660	50230
166	1	2009-05-13	KIPKER ROBERT R	1FD	*	10000	5090	30910
347	1	2007-09-07	ELLISON DOUGLAS E TRUSTE	1AF	*	0	4800	70310
187	1	1999-05-04	ELLISON JOSEPH JR & ALIC	1QC	*	0	4340	39140

Year	Land	Bldg	Total	Net Tax
2021	1910	12330	14240	688.68
2020	1910	12330	14240	698.92

p r o j e c t		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			



430 N SIMON ST 45810

Occupancy 1 Single Family

Story Height 1T
Floor Level
Shingle

			Sq-Ft	Value
Main	FRAME		1080	103900
Part Upper	FRAME		792	35850
Basement			792	14820
Subtotal				154570
Roof	GABLE			

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1872		C-	1920FR	152520	.65	.30	44470
2	Garage		24X24	576		C	1982AV	13820	.65		5760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	116	87	130	113	5650	5650

B 1 2 U A

Plaster/Drywall	X		Air Conditioning	3430
Panelled Wall	X	X	Extra Features	11470
Unfinished Wall	X		Total Value	169470
Floor/Hardwood	X	X		
Floor/Carpet	X	X	PUB PAVED ST/RD	
Floor/Tile-Lino	X	X	PUB SIDEWALK	
Number of Rooms	1 4	2		
Bedrooms	1	2	Neighborhood:	
			Code:	2500
Central Heat	A		Dwl/Gar/NC%	1.1900
FORCED AIR				
Central A/C	A			
Plumbing				
Standard	1			

Call Back: Sign: PSN Date: 2015-09-10 Lister: 25-160085.0000-v082020R