LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-200136.0000 RES
I125 2025

sale

2022 SHEPHERD EDWARD & CHA	2018-12-18	
2023 SHEPHERD EDWARD & CHA	2018-12-18	
2024 SHEPHERD EDWARD & CHA	2018-12-18	
2025 SHEPHERD EDWARD & CHARL	2018-12-18	HAYS SUB PHASE III LOT 16
432 HAYS AVE	1SD	
	$247,000	
ADA OH 45810		

Orig Tax Year 1997
Parent: 25-200084.0000

Eff Rate: 47.64 41.58 41.81 42.27 a/r

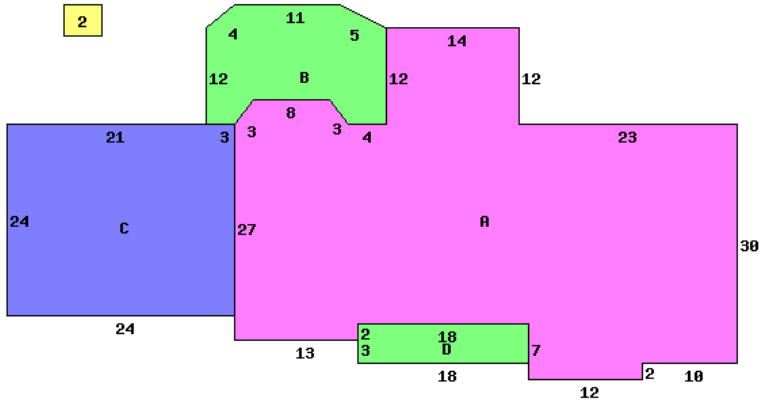
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	39060	37200	37200	37200	37200	37210
Bldg100%	137290	166060	166060	166060	166060	166050
Totl100%	176340t	203260t	203260t	203260t	203260t	203260t
Cauv100%						
Tax Value:						
Land 35%	13670	13020	13020	13020	13020	13020
Bldg 35%	48050	58120	58120	58120	58120	58120
Totl 35%	61720t	71140t	71140t	71140t	71140t	71140t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2711.46	2713.74	2732.00	2746.20	2762.74	
Sp-Asmnt	70.30	77.36	74.36	77.36		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1683		a	*MAIN
	WDD	P		243	3650	b	PORCH
	F	G		576	13820	c	GRAGE
	OFP	P		90	2700	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
609	1	2018-12-18	SHEPHERD EDWARD & CHARLOT	1SD	247000	37200	115770
389	1	2007-07-30	NEUMEIER JAMES R & BONNI	1WD	226000	23370	147540
341	1	1997-06-13	DANIELS DEANNA	1WD	21000	0	0

Year	Land	Bldg	Total	Net Tax
2021	13670	48050	61720	2984.96
2020	13670	48050	61720	3029.30

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		



432 HAYS AVE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1683	126070
	Subtotal			126070
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3010
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	13820
Number of Rooms	7	Extra Features	6830
Bedrooms	3	Total Value	153230
Central Heat	A	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central A/C	A	PUB ALLEY	
Plumbing		Topo: LEVEL	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	I
Extra 2 Fixture	1		
		Code:	2540
		Dwl/Gar/NC%	1.2100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1683		C+	1997GD	168550	.22		159080
2	Garage	F	20X24	480		C	2003AV	11520	.50		6970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	117.6700	117.00	170	106	300	318	37210	37210

Call Back: Sign: PSN Date: 2015-10-01 Lister:

25-200136.0000-v082020R