LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-200155.0000 RES
I173 2026

sale

2023 SIMON SHAUN	2022-10-28	
2024 SIMON SHAUN	2022-10-28	
2025 SIMON SHAUN	2022-10-28	
2026 SIMON SHAUN	2022-10-28	INLOT 58 HAYS SUB
123 HAYS AVE	1WD	PAHSE II
	$200,000	
ADA OH 45810		
	Orig Tax Year 1997	
	Parent: 25-200084.0000	
2027 SIMON ERICK T	2025-07-21	
123 HAYS AVE	1WD	
ADA OH 45810		

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

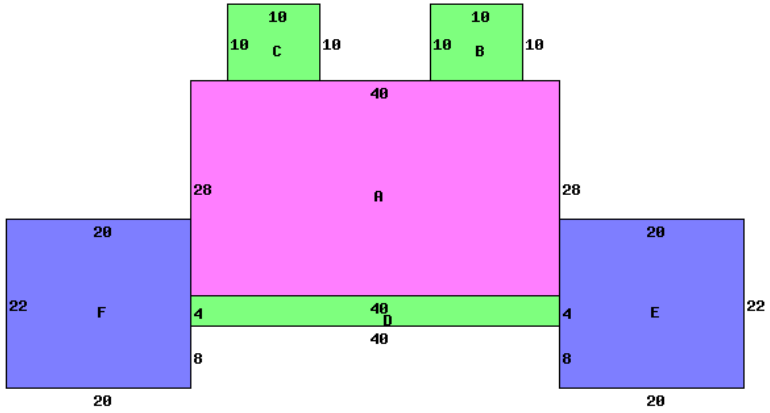
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	31200	31200	31200	31200		31200	35910	35900
Bldg100%	191630	191630	191630	191630		191630	245490	245480
Totl100%	222830t	222830t	222830t	222830t		222830t	281400t	281380t
Cauv100%								
Tax Value:								
Land 35%	10920	10920	10920	10920		10920	12570	12570
Bldg 35%	67070	67070	67070	67070		67070	85920	85920
Totl 35%	77990t	77990t	77990t	77990t		77990t	98490t	98480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2975.04	2995.08	3028.76	3010.64	3028.76			
Sp-Asmnt	100.50	97.50	100.50	100.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1120		a	*MAIN
	PAT	P		100	300	b	PORCH
	PAT	P		100	300	c	PORCH
	OFP	P		160	4800	d	PORCH
	F	G		440	10560	e	GRAGE
	F	G		440	10560	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
315	1	2025-07-21	SIMON ERICK T	1WD		250000	31200	191630
564	1	2022-10-28	SIMON SHAUN	1WD		200000	32770	138140
100	1	2007-03-20	SIMON PROPERTIES LIMITED	1WD	*	0	20570	134910
561	1	1998-09-25	SIMON JOHN P & HOLLY K	1WD		18000	13090	0

Year	Land	Bldg	Total	Net Tax
2022	11470	48350	59820	2628.00
2021	11470	48350	59820	2893.08

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			



123 HAYS AVE 45810

Occupancy 2 Duplex
Story Height 2

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Floor Level	Main	FRAME	1120	103370
	Full Upper	FRAME	1120	61980
	Subtotal			165350
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	1 /	Extra Living Units	3500
Floor/Carpet	X X		Air Conditioning	3960
Floor/Tile-Lino	X X		Plumbing	7700
Bedrooms	3 3		Garages and Carports	21120
			Extra Features	5400
Central Heat	A		Total Value	207030
FORCED AIR				
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	2		Neighborhood:	
Extra 3 Fixture	2		Code:	2540
			Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2240		C	1999VG	207030	.15	.10	245480

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	162	104	345	359	35900	35900

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

25-200155.0000-v082020R