LIBERTY TWP
ADA CORP 00240

Hardin County, Ohio
Michael T. Bacon, Auditor

25-240100.0000 RES
J79 2026

sale

2023 SHEPHERD KORY & MIRAN	2020-10-15	
2024 SHEPHERD KORY & MIRAN	2020-10-15	
2025 SHEPHERD KORY & MIRAN	2020-10-15	
2026 SHEPHERD KORY & MIRANDA	2020-10-15	WESTWOOD HTS L33 .31A
1017 CHRISTOPHER CIRCLE	2SD	
	$235,000	
ADA OH 45810		

2027 SHEPHERD MIRANDA M	2025-09-17	
1017 CHRISTOPHER CIRCLE	2QC	
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	.3100	.3100	.3100	.3100	.3100			
Land100%	17570	17570	17570	17570		17570	20200	20210
Bldg100%	233830	233830	233830	233830		233830	294830	294820
Totl100%	251400t	251400t	251400t	251400t		251400t	315030t	315030t
Cauv100%								
Tax Value:								
Land 35%	6150	6150	6150	6150		6150	7070	7070
Bldg 35%	81840	81840	81840	81840		81840	103190	103190
Totl 35%	87990t	87990t	87990t	87990t		87990t	110260t	110260t
Hmstd35%								
Owner Oc	75.52	75.14	75.48	75.04	75.48			
Hmstd RB								
Net Tax	3280.98	3303.98	3341.64	3321.64	3341.64			
Sp-Asmnt	90.00	87.00	90.00	90.00				

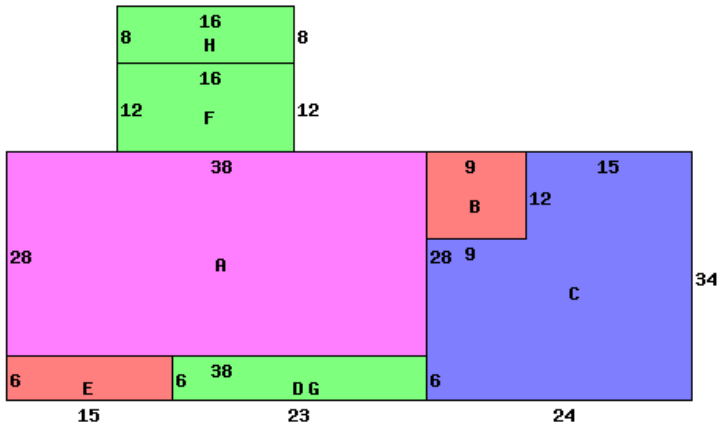
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1064		a	*MAIN
1	F/C	A		108		b	ADDTN
	F2	G		708	16990	c	GRAGE
	CAN	P		138	1100	d	PORCH
1 B	F	A		90		e	ADDTN
	OFP	P		192	5760	f	PORCH
	STP	P		138	550	g	PORCH
	DK	P		128	1920	h	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
416	2	2025-09-17	SHEPHERD MIRANDA M	2QC *	0	17570	233830
474	2	2020-10-15	SHEPHERD KORY & MIRANDA M	2SD	235000	15970	175430
203	2	2009-06-05	ALBRECHT CATHERINE A &	2	199000	11170	203140
688	2	1996-11-05	BROWN DANNY L & BRENDA M	2WD	146000	9600	114860
516	1	1992-06-05		1WD	140000	0	80310

Year	Land	Bldg	Total	Net Tax
2022	5870	64360	70230	3020.14
2021	5870	64360	70230	3318.82

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			



1017 CHRISTOPHER CIRCLE 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1262	104330
	Full Upper	FRAME	1064	61370
	Basement		1154	21500
	Subtotal			187200
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X X	577 sq ft	Basement Finish 6310
Unfinished Wall	X		Air Conditioning 4240
Floor/Hardwood	X X		Plumbing 3500
Floor/Carpet	X X X		Garages and Carports 16990
Floor/Concrete	X		Extra Features 10730
Floor/Tile-Lino	L		Total Value 228970
Number of Rooms	3 4 4		
Bedrooms	4		PUB PAVED ST/RD
Central Heat	A		Neighborhood:
ELECTRIC			Code: 2510
Heat Pump	A		Dwl/Gar/NC% 1.4500
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2903		B-	1986GD	274760	.26		294820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		94.00	110	85	253	215	20210	20210

Call Back: Sign: PSN Date: 2015-10-02 Lister:

25-240100.0000-v082020R