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 | | | | |

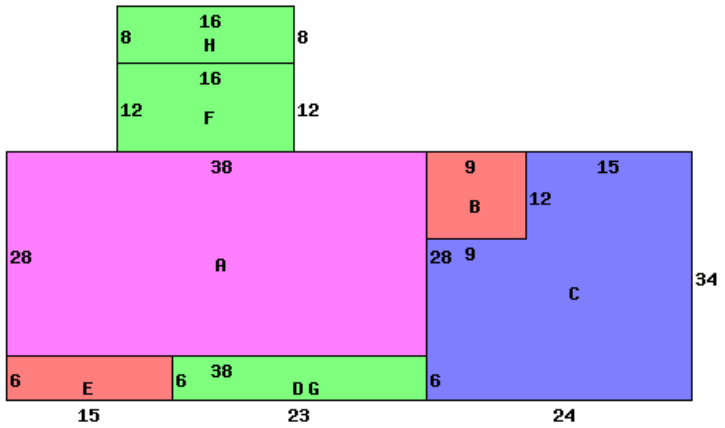
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1064 | | a | *MAIN |
| 1 | F/C | A | | 108 | | b | ADDTN |
| | F2 | G | | 708 | 16990 | c | GRAGE |
| | CAN | P | | 138 | 1100 | d | PORCH |
| 1 B | F | A | | 90 | | e | ADDTN |
| | OFP | P | | 192 |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