

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-040007.0000
A23

AGR
2025

sale

2022 LAIRD LAURIE J TRUSTE	2016-02-10
2023 CMFH LLC	2022-01-26
2024 CMFH LLC	2022-01-26
2025 CMFH LLC	2022-01-26 PT S PT E1/2 NE1/4 S4
395 SR 235	2WD 25.88A
ADA OH 45810	\$240,000

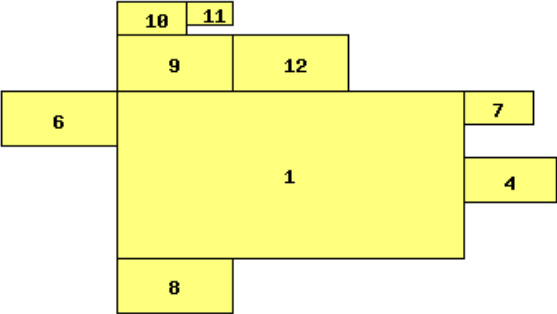
Eff Rate:-	46.64	40.58	40.81	41.01	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	109	109	109	109		109
Acres	25.8800	25.8800	25.8800	25.8800		
Land100%	145860	163600	163600	163600		163600
Bldg100%	54890	221910	362140	362140		362140
Totl100%	200740t	385510t	525740t	525740t		525740t
Cauv100%	54570	90460	90460	90460		90460
Tax Value:						
Land 35%	19100	31660	31660	31660		57260
Bldg 35%	19210	77670	126750	126750		126750
Totl 35%	38310t	109330t	158410t	158410t		184010t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	1648.52	4072.16	5940.92	5972.54		
Cauv Sav	1374.88	953.50	960.08	965.18		
Sp-Asmnt		23.24				

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
52	2	2022-01-26	CMFH LLC	2WD	240000	145860	54890
44	3	2016-02-10	LAIRD LAURIE J TRUSTEE	30C *	0	100340	52060
422	1	1991-05-31		10N *	0	0	52310

Year	Land	Bldg	Total	Net Tax
2021	19100	19210	38310	1818.32
2020	19100	19210	38310	1845.82

p r o j e c t	ben acres	/ %	factor
921 BLANCHARD RIVER MAINT			
434 MCKEAN JOINT DITCH - HANCOCK	XA/2023		
	XA/2023		

25



395 SR 235 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 2400
Dwl/Gar/NC% 1.2700

	Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	EVENTCENTE		42X62	2604	46.81	C	1977GD	121890	.70	36570				
2	Pole Build		45X45	2025	11.88	C	2000AV	24060	.55	10830				CONCRET FL
3	Paving			21000	1.50	C	2022AV	31500	.05	29930				ELECTRIC
4	EVENTCENTE		2483	40.00	C	1977AV	99320	.65	34760					
5	P	OFP	8X10	80	30.00	C	2022AV	2400	.05	2280				
6	EVENTCENTE		24X42	1008	57.59	C	2022AV	58050	.05	55150				
7	EVENTCENTE		10X11	110	74.91	C	2022AV	8240	.05	7830				
8	P	OFP	656	30.00	C	2022AV	19680	.05	18700					
9	EVENTCENTE		40X72	2880	46.80	C	2022AV	134780	.05	128040				
10	P	OFP	15X40	600	30.00	C	2022AV	18000	.05	17100				
11	P	PAT	10X15	150	3.00	C	2022AV	450	.05	430				
12	P	OFP	10X72	720	30.00	C	2022AV	21600	.05	20520				
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv								
C 1	BOA BLOUNT SILT LOAM 0-	6.9960	6030	42190	2660	18610								
C 2	BOB BLOUNT SILT LOAM, 2	2.6482	5770	15280	2360	6250								
C 39	PM PEWAMO SILTY CLAY L	7.0750	6490	45920	3560	25190								
W 1	BOA BLOUNT SILT LOAM 0-	3.6842	3610	13300	770	2840								
W 2	BOB BLOUNT SILT LOAM, 2	.1333	3130	420	470	60								
W 39	PM PEWAMO SILTY CLAY L	2.4281	5370	13040	1670	4060								
980	ROAD ROAD	.2752												
800	OS PRIMARY	1.0000	15000	15000	15000	15000								
801	OS SECONDARY	1.6400	11250	18450	11250	18450								
0		.0000												
0		.0000												

25.88 163600 (100%) 90460 CAUV # 4414
57260 (35%) 31660