

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-040007.0000  
A23

AGR  
2025

sale

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.27 — a/r

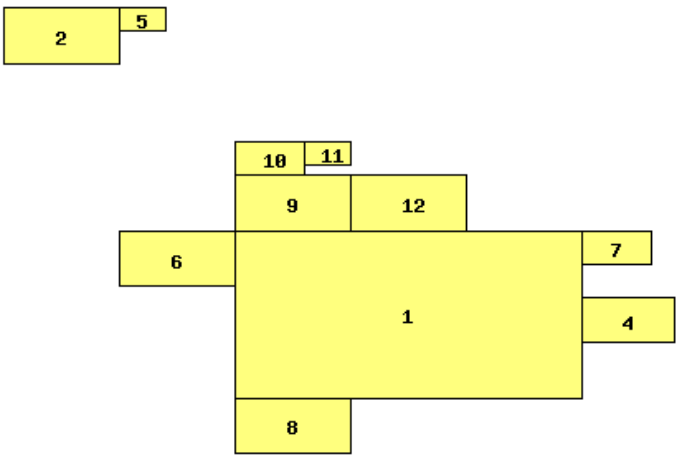
2022 LAIRD LAURIE J TRUSTE	2016-02-10
2023 CMFH LLC	2022-01-26
2024 CMFH LLC	2022-01-26
2025 CMFH LLC	2022-01-26
395 SR 235	PT S PT E1/2 NE1/4 S4
	2WD 25.88A
ADA OH 45810	\$240,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	109	109	109	109	109	109
Acres	25.8800	25.8800	25.8800	25.8800	25.8800	
Land100%	145860	163600	163600	163600	163600	163600
Bldg100%	54890	221910	362140	362140	362140	362140
Totl100%	200740t	385510t	525740t	525740t	525740t	525740t
Cauv100%	54570	90460	90460	90460	90460	90460
Tax Value:						
Land 35%	19100	31660	31660	31660	31660	57260
Bldg 35%	19210	77670	126750	126750	126750	126750
Totl 35%	38310t	109330t	158410t	158410t	158410t	184010t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1648.52	4072.16	5940.92	5972.54	6009.34	
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	3QC *	0	100340	52060
422	1	1991-05-31		1UN *	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			



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	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
3	Paving		21000	1.50	C	2022AV		31500	.05		29930
4	EVENTCENTE		2483	40.00	C	1977AV		99320	.65		34760
5	P	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		656	30.00	C	2022AV		19680	.05		18700
9	EVENTCENTE	40X72	2880	46.80	C	2022AV		134780	.05		128040
10	P	15X40	600	30.00	C	2022AV		18000	.05		17100
11	P	PAT	10X15	150	3.00	C	2022AV	450	.05		430
12	P	OFFP	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