

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

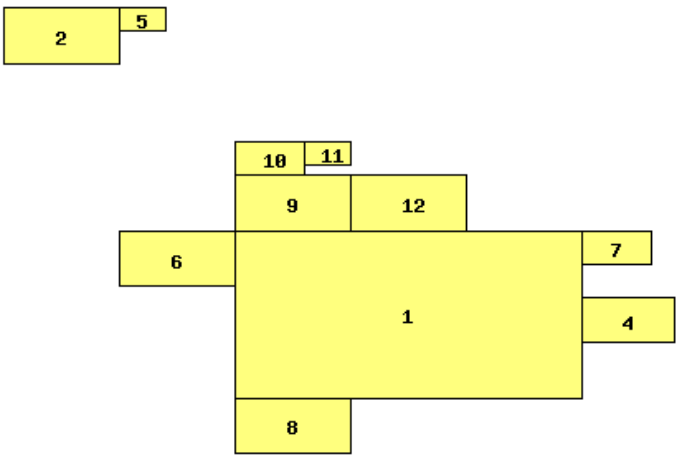
| | |
|----------------------------|-----------------------|
| 2022 LAIRD LAURIE J TRUSTE | 2016-02-10 |
| 2023 CMFH LLC | 2022-01-26 |
| 2024 CMFH LLC | 2022-01-26 |
| 2025 CMFH LLC | 2022-01-26 |
| 395 SR 235 | PT S PT E1/2 NE1/4 S4 |
| | 2WD 25.88A |
| ADA OH 45810 | \$240,000 |

| | | | | | | |
|------------|---------|---------|---------|---------|---------|---------|
| 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 |

project
 921 BLANCHARD RIVER MAINT XA/2023
 434 MCKEAN JOINT DITCH - HANCOCK XA/2023
 ben acres / % factor



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