LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-040007.0000 AGR
A23 2026

sale

2023 CMFH LLC	2022-01-26	
2024 CMFH LLC	2022-01-26	
2025 CMFH LLC	2022-01-26	
2026 CMFH LLC	2022-01-26	PT S PT E1/2 NE1/4 S4
395 SR 235	2WD	25.88A
	$240,000	
ADA OH 45810		

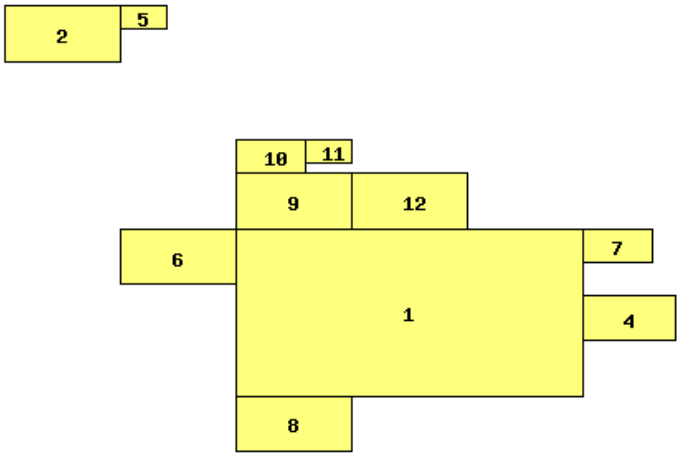
Eff Rate:- 40.58 — 40.81 — 41.26 — 41.27 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	109	109	109	109	0	109	109	109
Acres	25.8800	25.8800	25.8800	25.8800	25.8800			
Land100%	163600	163600	163600	163600		163600	237200	237190
Bldg100%	221910	362140	362140	362140		362140	362140	362140
Totl100%	385510t	525740t	525740t	525740t		525740t	599340t	599330t
Cauv100%	90460	90460	90460	90460		163600	237200	83050
Tax Value:								
Land 35%	31660	31660	31660	31660		31660	29070	83020
Bldg 35%	77670	126750	126750	126750		126750	126750	126750
Totl 35%	109330t	158410t	158410t	158410t		158410t	155820t	209770t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4072.16	5940.92	6009.34	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
2022	19100	19210	38310	1648.52
2021	19100	19210	38310	1818.32

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



395 SR 235 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 2400
Dwl/Gar/NC% 1.8500

	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 ELECTRIC
3	Paving			21000	1.50	C	2022AV	31500	.05		29930	
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	8740	61150	2550	17840
C	2	BOB	BLOUNT SILT LOAM, 2	2.6482	8370	22170	2230	5910
C	39	PM	PEWAMO SILTY CLAY L	7.0750	9410	66580	3450	24410
W	1	BOA	BLOUNT SILT LOAM 0-	3.6842	5230	19270	230	850
W	2	BOB	BLOUNT SILT LOAM, 2	.1333	4540	610	230	30
W	39	PM	PEWAMO SILTY CLAY L	2.4281	7790	18910	230	560
	980	ROAD	ROAD	.2752				
	800	OS	PRIMARY	1.0000	21750	21750	15000	15000
	801	OS	SECONDARY	1.6400	16310	26750	11250	18450
				25.88		237190	(100%)	83050
						83020	(35%)	29070

CAUV # 4414

Call Back: Sign: PSN Date: 2015-08-12 Lister:

24-040007.0000-v082020R