LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-040018.0000 AGR
A01.01 2025

sale

2022 J LUPAT LLC	2017-01-11	
2023 J LUPAT LLC	2017-01-11	
2024 J LUPAT LLC	2017-01-11	
2025 J LUPAT LLC	2017-01-11 PT NE4 SE4,PT NW4 SW4,	
CR 20	1WD PT W2 SW4 S4 76.85A	
	$586,773	

Orig Tax Year 2017
Parent: 24-040017.0000

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	76.8500	76.8500	76.8500	76.8500	76.8500	
Land100%	395830	432570	432570	432570	176660	432570
Bldg100%				0		
Totl100%	395830t	432570t	432570t	432570t	176660t	432570t
Cauv100%	79200	176660	176660	176660		176670
Tax Value:						
Land 35%	27720	61830	61830	61830	61830	151400
Bldg 35%						0
Totl 35%	27720t	61830t	61830t	61830t	61830t	151400t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1192.82	2302.94	2318.84	2331.18	2345.54	
Cauv Sav	4768.78	3336.18	3359.18	3377.06		
Sp-Asmnt	5.11	5.11		10.21		

240400680000 72.726A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
13	1	2017-01-11	J LUPAT LLC	1WD	586773	0	0
12	1	2017-01-11	BEAVERDAM CONTRACTING INC	1WD	525000	0	0
336	1	2016-08-11	DUTTON JAMES L & PATRICIA	1WD	525007	0	0

Year	Land	Bldg	Total	Net Tax
2021	27720	0	27720	1315.68
2020	27720	0	27720	1335.58

p r o j e c t		ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			
921 BLANCHARD RIVER MAINT	XA/2023			

CR 60

PUB PAVED ST/RD

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

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	2.0624	6030	12440	2660	5490
C 2	BOB	BLOUNT SILT LOAM, 2	44.9640	5770	259440	2360	106120
C 14	GWB	GLYNWOOD SILT LOAM	15.0825	5400	81450	1750	26390
C 39	PM	PEWAMO SILTY CLAY L	9.8672	6490	64040	3560	35130
W 1	BOA	BLOUNT SILT LOAM 0-	1.3746	3610	4960	770	1060
W 2	BOB	BLOUNT SILT LOAM, 2	1.3907	3130	4350	470	650
W 39	PM	PEWAMO SILTY CLAY L	1.0974	5370	5890	1670	1830
980	ROAD	ROAD	1.0112				
			76.85		432570	(100%)	176670
					151400	(35%)	61830

CAUV # 3738

Call Back: Sign: PSN Date: 2016-08-15 Lister:

24-040018.0000-v082020R