

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-110007.0000  
N09

AGR  
2025

sale

2022 BEAVERDAM CONTRACTING  
2023 BEAVERDAM CONTRACTING  
2024 BEAVERDAM CONTRACTING  
2025 BEAVERDAM CONTRACTING I  
TR 55

2018-11-27  
2018-11-27  
2018-11-27  
2018-11-27 PT N2 SW4 & PT S2 NW4  
2QC S11 106.799A  
\$0

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.01 — a/r

Tax Year 2022 2023 2024 2025  
Prop Cls 110 110 110 110  
Acres 106.7990 106.7990 106.7990 106.7990  
Land100% 590230 645030 645030 645030  
Bldg100% 0  
Totl100% 590230t 645030t 645030t 645030t  
Cauv100% 187830 337940 337940 337940

CAMA  
110

645030

645030t  
337930

2026 ZOHEIR ABDELBAKI & HANN  
TR 55

2025-03-21  
1WD

Tax Value:  
Land 35% 65740 118280 118280 118280  
Bldg 35%  
Totl 35% 65740t 118280t 118280t 118280t  
Hmstd35%  
Owner 0c  
Hmstd RB  
Net Tax 2828.90 4405.50 4435.90 4459.52  
Cauv Sav 6060.58 4003.26 4030.86 4052.30  
Sp-Asmnt 21.29 21.29 42.58

225760

0

225760t

241100080000 29.273a

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$  | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|---------|---------|---------|
| 116   | 1  | 2025-03-21 | ZOHEIR ABDELBAKI & HANNA  | 1WD           | 1388387 | 645030  | 0       |
| 474   | 2  | 2018-11-27 | BEAVERDAM CONTRACTING INC | 2QC *         | 0       | 590230  | 0       |
| 218   | 1  | 2012-05-03 | JAMES ANDREW A & YVONNE M | 1SD           | 640795  | 329490  | 0       |
| 28    | 1  | 2005-02-03 | LUDWIG GARY R & CHAROLET  | 1SD *         | 0       | 177830  | 0       |
| 220   | 1  | 2004-05-24 | LUDWIG GARY R             | 1FD *         | 0       | 177830  | 0       |
| 217   | 8  | 2004-05-24 | LUDWIG JAMES M TRUSTEE    | 8AF *         | 0       | 177830  | 0       |
| 104   | 0  | 2001-03-12 | LUDWIG HELEN A & JAMES M  | 80C *         | 0       | 174910  | 83260   |
| 624   | 7  | 1999-11-12 | LUDWIG HELEN              | 7CT *         | 0       | 174910  | 83260   |

| Year | Land  | Bldg | Total | Net Tax |
|------|-------|------|-------|---------|
| 2021 | 65740 | 0    | 65740 | 3120.22 |
| 2020 | 65740 | 0    | 65740 | 3167.44 |

| p r o j e c t                    | ben acres | / % | factor |
|----------------------------------|-----------|-----|--------|
| 110 HOG CREEK MAINLINE - HOG CR. |           |     |        |
| 577 OTTAWA RIVER PROJECT MAINT   |           |     |        |

PUB PAVED ST/RD

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

| Tab # | S O I L                 | Acres   | Mkt/Ac | Market | Au/Ac | Cauv   |
|-------|-------------------------|---------|--------|--------|-------|--------|
| C 1   | BOA BLOUNT SILT LOAM 0- | 8.0864  | 6030   | 48760  | 2660  | 21510  |
| C 6   | DEA DEL RAY SILT LOAM 0 | 10.9318 | 5880   | 64280  | 2370  | 25910  |
| C 17  | HKA HASKINS SILT LOAM 0 | 3.9042  | 5900   | 23030  | 2950  | 11520  |
| C 26  | MF MILFORD SILTY CLAY   | 12.6862 | 6900   | 87530  | 3800  | 48210  |
| C 51  | WSTL WASTE LAND         | 6.0000  | 120    | 720    | 50    | 300    |
| C 52  | PKA PEWAMO SICL 0-1% SL | 64.6276 | 6490   | 419430 | 3560  | 230070 |
| W 1   | BOA BLOUNT SILT LOAM 0- | .0079   | 3610   | 30     | 770   | 10     |
| W 26  | MF MILFORD SILTY CLAY   | .1368   | 5740   | 790    | 1910  | 260    |
| W 52  | PKA PEWAMO SICL 0-1% SL | .0853   | 5370   | 460    | 1670  | 140    |
| 980   | ROAD ROAD               | .3328   |        |        |       |        |

106.799 645030 (100%) 337930 CAUV # 4329  
225760 ( 35%) 118280

Call Back: Sign: PSN Date: 2015-08-25 Lister: 24-110007.0000-v082020R