LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-110007.0000 AGR
N09 2026

sale

2023 BEAVERDAM CONTRACTING	2018-11-27	
2024 BEAVERDAM CONTRACTING	2018-11-27	
2025 BEAVERDAM CONTRACTING	2018-11-27	
2026 BEAVERDAM CONTRACTING I	2018-11-27	PT N2 SW4 & PT S2 NW4
TR 55	2QC	S11 106.799A
	$0	

2027 ZOHEIR ABDELBAKI & HANN	2025-03-21	
TR 55	1WD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	106.7990	106.7990	106.7990	106.7990	106.7990			
Land100%	645030	645030	645030	645030		645030	935340	935350
Bldg100%				0				
Totl100%	645030t	645030t	645030t	645030t		645030t	935340t	935350t
Cauv100%	337940	337940	337940	337940		645030	935340	326390
Tax Value:								
Land 35%	118280	118280	118280	118280		118280	114240	327370
Bldg 35%								0
Totl 35%	118280t	118280t	118280t	118280t		118280t	114240t	327370t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4405.50	4435.90	4487.00	4459.52	4487.00			
Cauv Sav	6060.58	4003.26	4030.86	4052.30				
Sp-Asmnt	21.29		42.58	42.58				

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	8	2001-03-12	LUDWIG HELEN A & JAMES M	8QC	*	0	174910	83260
624	7	1999-11-12	LUDWIG HELEN	7CT	*	0	174910	83260

Year	Land	Bldg	Total	Net Tax
2022	65740	0	65740	2828.90
2021	65740	0	65740	3120.22

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			

TR 55 45810

PUB PAVED ST/RD

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

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.0864	8740	70680	2550	20620
C 6	DEA	DEL RAY SILT LOAM 0	10.9318	8530	93250	2260	24710
C 17	HKA	HASKINS SILT LOAM 0	3.9042	8560	33420	2830	11050
C 26	MF	MILFORD SILTY CLAY	12.6862	10010	126990	3680	46690
C 51	WSTL	WASTE LAND	6.0000	170	1020	50	300
C 52	PKA	PEWAMO SICL 0-1% SL	64.6276	9410	608150	3450	222970
W 1	BOA	BLOUNT SILT LOAM 0-	.0079	5230	40	230	
W 26	MF	MILFORD SILTY CLAY	.1368	8320	1140	230	30
W 52	PKA	PEWAMO SICL 0-1% SL	.0853	7790	660	230	20
980	ROAD	ROAD	.3328				
			106.799		935350	(100%)	326390
					327370	(35%)	114240

CAUV # 4329

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