LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-190010.0000 AGR
BB07 2026

sale

2023 BASS FAMILY FARMS LLC	2021-11-10	
2024 BASS FAMILY FARMS LLC	2021-11-10	
2025 BASS FAMILY FARMS LLC	2021-11-10	
2026 BASS FAMILY FARMS LLC	2021-11-10 S1/2 PT SW1/4 S19	
CR 15	2WD 70.764A	
	$361,968	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	199
Acres	70.7640	70.7640	70.7640	70.7640	70.7640			
Land100%	405090	405090	405090	405090		405090	587490	587480
Bldg100%	8910	8910	8910	8910		8910	8910	8910
Totl100%	414000t	414000t	414000t	414000t		414000t	596400t	596390t
Cauv100%	176110	176110	176110	176110		405090	587490	160640
Tax Value:								
Land 35%	61640	61640	61640	61640		61640	56220	205620
Bldg 35%	3120	3120	3120	3120		3120	3120	3120
Totl 35%	64760t	64760t	64760t	64760t		64760t	59340t	208740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2412.08	2428.72	2456.70	2441.64	2456.70			
Cauv Sav	4252.38	2984.92	3005.52	3021.52				
Sp-Asmnt	53.08	53.08	63.70	63.70				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
613	2	2021-11-10	BASS FAMILY FARMS LLC	2WD		361968	375200	36090
612	1	2021-11-10	BASS FAMILY FARMS LLC	1WD		120656	375200	36090
616	2	1997-10-14	LONG PERRY RICHARD ETAL	2WD	*	0	92110	41660
661	1	1993-07-26	LONG PERRY RICHARD ETAL	1WD	*	0	0	120000
660	1	1993-07-26	LONG PERRY RICHARD ETAL	1WD	*	0	0	120000
566	0	1988-07-25			*	9672	0	120000
520	0	1987-06-26			*	0	0	196230

Year	Land	Bldg	Total	Net Tax
2022	30910	2030	32940	1417.46
2021	30710	2040	32750	1554.40

project			ben acres	/ %	factor
325	KLINGER DITCH - HOG CREEK	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			

CR 15 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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
2	Flat Barn		36X56	2016		D	1930FR	19350	.80	.50	1940
3	Silo	*NV C	10X35	350			1953VP	0			0
4	Lean-To		36X62	2232		C	1949FR	17860	.70		5360
5	Lean-To	*SV	30X36	1080			OLD/	500			500
6	Lean-To		8X72	576		D	1930FR	3690	.70		1110

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	3.8879	8740	33980	2550	9910
C	2	BOB	BLOUNT SILT LOAM, 2	34.9195	8370	292280	2230	77870
C	14	GWB	GLYNWOOD SILT LOAM	.0492	7830	390	1630	80
C	52	PKA	PEWAMO SICL 0-1% SL	20.4325	9410	192270	3450	70490
W	2	BOB	BLOUNT SILT LOAM, 2	3.3301	4540	15120	230	770
W	14	GWB	GLYNWOOD SILT LOAM	.0885	4100	360	230	20
W	52	PKA	PEWAMO SICL 0-1% SL	5.1228	7790	39910	230	1180
	980	ROAD	ROAD	1.5335				
C	52	PKA	PEWAMO SICL 0-1% SL	1.4000	9410	13170	230	320
				70.764		587480	(100%)	160640
						205620	(35%)	56220

CAUV # 4423

Call Back: Sign: PSN Date: 2015-09-08 Lister:

24-190010.0000-v082020R