

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-210005.0000
H08

AGR
2025

sale

Eff Rate:- 49.57 — 43.43 — 45.81 — 45.51 — a/r

2022 R & R FAMILY FARMS LL	2013-08-29				
2023 R & R FAMILY FARMS LL	2013-08-29				
2024 R & R FAMILY FARMS LL	2013-08-29				
2025 R & R FAMILY FARMS LLC	2013-08-29	PT E 1/2 FRAC S21	42.72A		
8594 TR 100		2QC			
ALGER OH 45812		\$0			

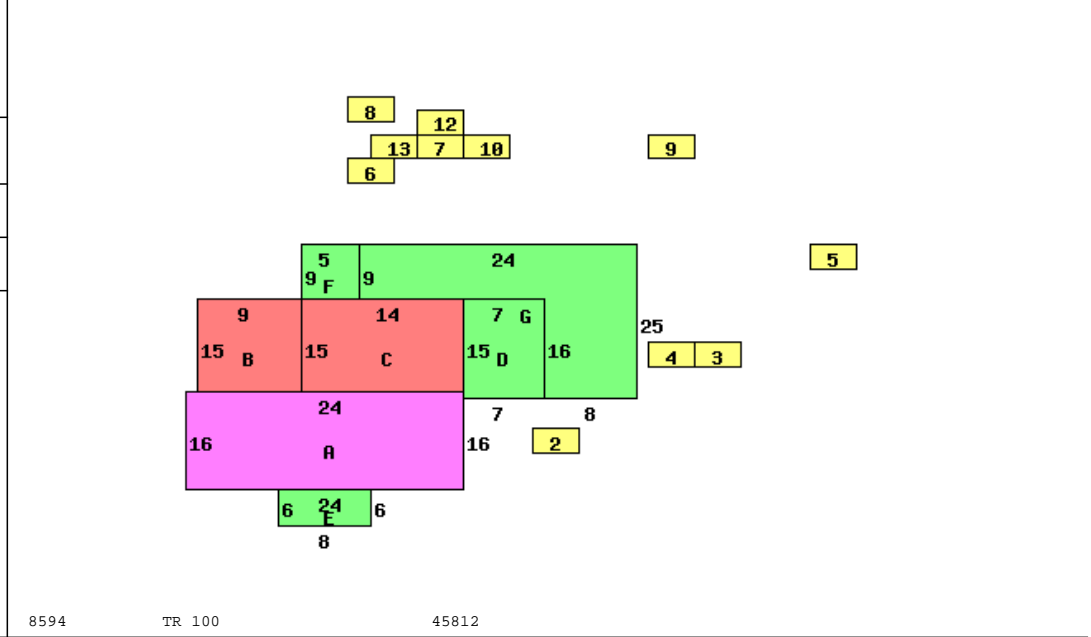
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	42.7200	42.7200	42.7200	42.7200	
Land100%	256230	281340	281340	281340	281340
Bldg100%	56000	65230	65230	65230	65230
Totl100%	312230t	346570t	346570t	346570t	346570t
Cauv100%	85110	148200	148200	148200	148210
Tax Value:					
Land 35%	29790	51870	51870	51870	98470
Bldg 35%	19600	22830	22830	22830	22830
Totl 35%	49390t	74700t	74700t	74700t	121300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2257.46	2983.92	3161.92	3140.40	
Cauv Sav	2737.34	1861.44	1972.48	1959.10	
Sp-Asmnt	32.49	32.49	83.16	83.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F	M		384		b	ADDN
1	F/C	A		135		c	ADDN
1T	F/C	A		210		d	PORCH
	OFF	P		112	4480	e	PORCH
	OFF	P		48	1440	f	PORCH
	OFF	P		45	1800	f	PORCH
	DK	P		344	5160	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
403	2	2013-08-29	R&R FAMILY FARMS LLC	2QC *	0	137600	49540
87	2	2012-03-08	PRETTY PLAINS FARM LLC	2FD *	0	137600	49540
22	2	2008-01-11	BENNETT ROBERT L & RITA	2WD *	0	94230	47110

Year	Land	Bldg	Total	Net Tax
2021	29790	19600	49390	2265.74
2020	29790	19600	49390	1961.36

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



8594 TR 100 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	
Main	FRAME 729 91640
Part Upper	FRAME 594 36130
Basement	148 3270
Subtotal	131040
Metal	
Roof	GABLE
B 1 2 U A	
Plaster/Drywall	X X Heating -1620
Floor/Pine	X X Extra Features 12880
Number of Rooms	1 4 3 Total Value 142300
Bedrooms	3
Plumbing	
Standard	1 PUB ELECTRIC PRIV WATER PRIV SEWER PUB PAVED ST/RD
	Neighborhood: 700
	Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F		1323			C-	OLD/FR	128070	.65		53340
2 Garage	*SV 0	19X26	494				OLD/AV	1000			1000
3 Flat Barn		36X54	1944		D		OLD/GD	18660	.80	.50	1870
4 Lean-To		14X26	364		D		1930FR	2330	.70	.50	350
5 Shed	*SV 0	24X34	816				OLD/AV	600			600
6 Shed	*SV 0	12X16	192				OLD/AV	400			400
7 MH/LRE	*	0 16X55	880				1983GD	0			0
8 Shed	*SV 0	12X16	192				OLD/	400			400
9 Shop-Stud	*SV 0	31X35	1085		C		1980AV	16280	.65	.25	4270
10 P	*MH OFF	12X12	144				1999AV	0			0
11 M/H Hookup			0				OLD/	3000			3000
12 P	*MH CAN	12X24	288				1999AV	0			0
13 MH Additio	*MH	12X20	240				1999AV	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 6	DEA	DEL RAY SILT LOAM 0	11.3413	5880	66690	2370					26880
C 26	MF	MILFORD SILTY CLAY	23.8529	6900	164590	3800					90640
C 28	MO	MONTGOMERY SILTY CL	3.6575	5880	21510	3000					10970
C 39	PM	PEWAMO SILTY CLAY L	.2394	6490	1550	3560					850
W 6	DEA	DEL RAY SILT LOAM 0	.1195	3130	370	480					60
W 26	MF	MILFORD SILTY CLAY	1.5058	5740	8640	1910					2880
W 39	PM	PEWAMO SILTY CLAY L	.5571	5370	2990	1670					930
980	ROAD	ROAD	.4465								
670	HSITE	HOMESITE	1.0000	15000	15000	15000					15000
			42.72		281340	(100%)		148210			CAUV # 3860
					98470	(35%)		51870			

Call Back: Sign: PSN Date: 2015-04-16 Lister: 07-210005.0000-v082020R
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