

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-230010.0000
J35

AGR
2025

sale

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

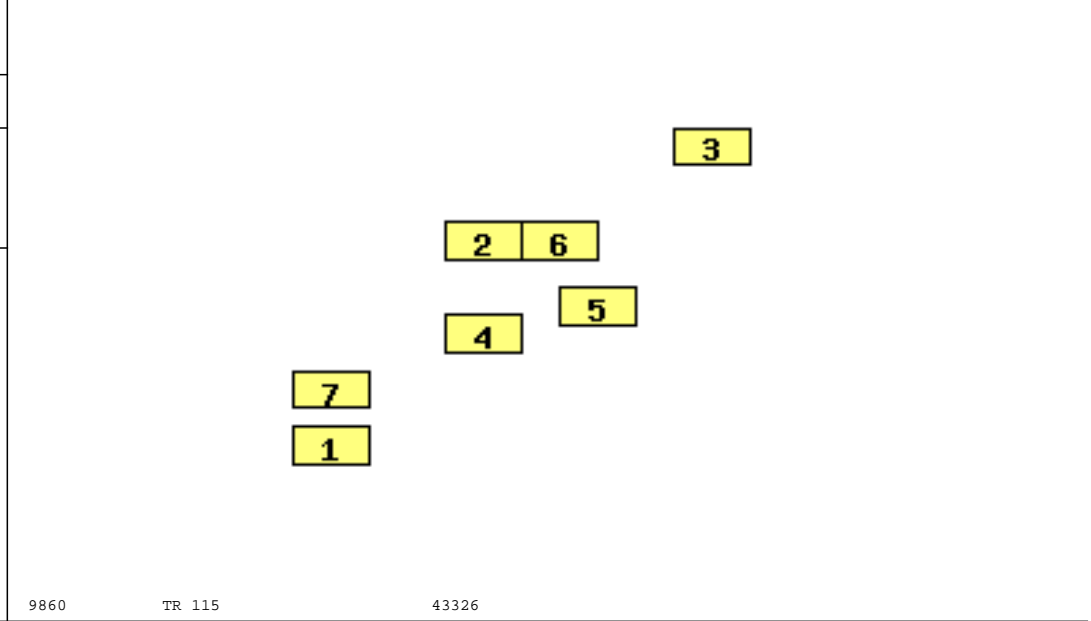
2022	ANDERSON ROSALIND L T	2019-06-07							
2023	ANDERSON ROSALIND L T	2019-06-07							
2024	ANDERSON ROSALIND L T	2019-06-07							
2025	ANDERSON ROSALIND L TRU	2019-06-07	NW4 SE4 & NE4 SE4 S23						
	9860 TR 115		7AF 74.657A SEE PCL						
	KENTON OH 43326	\$0	07-230010.01 FOR SPECIAL						

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	74.6570	74.6570	74.6570	74.6570	
Land100%	390340	427770	427770	427770	427770
Bldg100%	24260	30260	30260	30260	30250
Totl100%	414600t	458030t	458030t	458030t	458020t
Cauv100%	81170	173570	173570	173570	173580
Tax Value:					
Land 35%	28410	60750	60750	60750	149720
Bldg 35%	8490	10590	10590	10590	10590
Totl 35%	36900t	71340t	71340t	71340t	160310t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1686.58	2849.70	3019.68	2999.16	
Cauv Sav	4945.90	3553.94	3765.94	3740.32	
Sp-Asmnt	40.67	91.01	113.42	121.48	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
213	7	2019-06-07	ANDERSON ROSALIND L TRUST	7AF *	0	389740	24260
501	5	2013-10-30	ANDERSON JOHN W & ROSALIN	5WD *	0	225690	34000
131	1	2007-04-04	ANDERSON ROSALIND B	1AF *	0	152000	124830
345	1	1998-08-07	BAKER DOROTHY B ETAL	1 *	0	94170	55460

Year	Land	Bldg	Total	Net Tax
2021	28410	8490	36900	1692.78
2020	28410	8490	36900	1465.36

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
126 MATHEWS - BLANCHARD DIST				XA/2025
129 HEATH - BLANCHARD DIST				XA/2025
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
286 DEARDORFF #1024 - BLANCHARD				XA/2025



9860 TR 115 43326

PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	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 POND	*2.34A		0			OLD/GD		0			0
2 Pole Build		50X74	3700		C	1995AV		44400	.60		17760
3 Flat Barn		24X36	864		D	1950AV		8290	.80	.50	830
4 Shed		16X20	320		D	1987AV		3070	.65		1070
5 Garage	F 0	26X30	780		C	1976AV		18720	.65		6550
6 Shed	F 0	24X24	576		D	1990VG		5530	.55		2490
7 Shed	F 0	24X24	576		D	1995AV		3870	.60		1550
2 SIDE OPN											
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	36.8846	5770	212820	2360	87050					
C 14	GWB GLYNWOOD SILT LOAM	18.6557	5400	100740	1750	32650					
C 16	GWC2 GLYNWOOD CLAY LOAM	9.8947	4750	47000	1050	10390					
C 39	PM PEWAMO SILTY CLAY L	7.9644	6490	51690	3560	28350					
W 2	BOB BLOUNT SILT LOAM, 2	.0380	3130	120	470	20					
W 14	GWB GLYNWOOD SILT LOAM	.0139	2830	40	750	10					
W 39	PM PEWAMO SILTY CLAY L	.0662	5370	360	1670	110					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.1395									

74.657 427770 (100%) 173580 CAUV # 2618
 149720 (35%) 60750