CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-240004.0000 AGR
J99 2026

sale

2023 MCCLURE DENESE D TRUS	2018-10-25	
2024 MCCLURE DENESE D TRUS	2018-10-25	
2025 MCCLURE DENESE D TRUS	2018-10-25	
2026 MCCLURE DENESE D TRUSTE	2018-10-25 PT E 1/2 NE 1/4 S24	
9081 CR 135	3QC 49.67A	
	$0	
KENTON OH 43326		

2028 WEDERTZ DAVID D	2026-01-21	
9081 CR 135	2FD	
KENTON OH 43326		

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

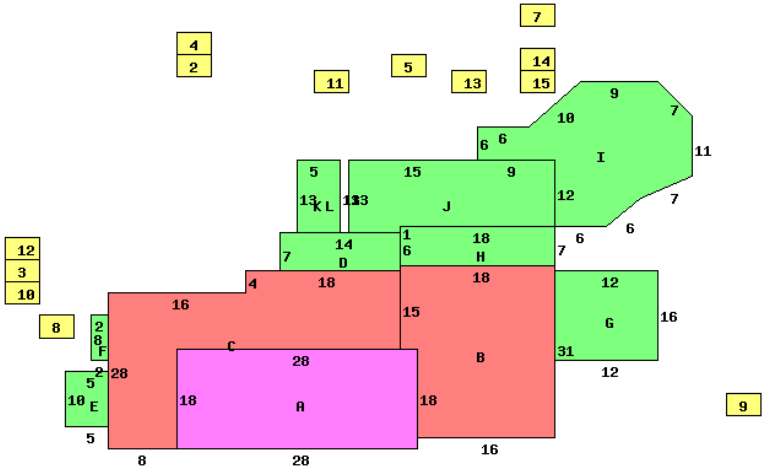
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	49.6700	49.6700	49.6700	49.6700	49.6700			
Land100%	302570	302570	302570	302570		302570	438740	438750
Bldg100%	169910	169910	169910	169910		169910	208140	208130
Totl100%	472490t	472490t	472490t	472490t		472490t	646890t	646880t
Cauv100%	150860	150860	150860	150860		302570	438740	152000
Tax Value:								
Land 35%	52800	52800	52800	52800		52800	53200	153560
Bldg 35%	59470	59470	59470	59470		59470	72850	72850
Totl 35%	112270t	112270t	112270t	112270t		112270t	126050t	226410t
Hmstd35%	50230	50230	49490	49490		49490	65230	
Owner Oc	43.74	43.70	42.92	42.92	42.92	hmstd 5250 l	44240 b	
Hmstd RB	358.32	406.32	417.90	417.90	417.90			
Net Tax	4082.60	4302.16	4259.04	4259.04	4259.04			
Cauv Sav	3093.42	2121.10	2247.62	2232.36				
Sp-Asmnt	118.72	114.72	141.14	141.14				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		504		a	*MAIN
1	F/C	A		526		b	ADDTN
1	F/C	A		556		c	ADDTN
	EFP	P		98	3920	d	PORCH
	OFP	P		50	1500	e	PORCH
	BAY	P		16	610	f	PORCH
	PAT	P		192	580	g	PORCH
	EFP	P		126	5040	h	PORCH
	DK	P		406	6090	i	PORCH
	EFP	P		294	11760	j	PORCH
	CAN	P		65	520	k	PORCH
	STP	P		65	260	l	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
44	2	2026-01-21	WEDERTZ DAVID D	2FD *	0	302570	169910
424	3	2018-10-25	MCCLURE DENESE D TRUSTEE	3QC *	0	275170	129340

Year	Land	Bldg	Total	Net Tax
2022	28840	48790	77630	3116.92
2021	28840	48790	77630	3128.52

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



9081 CR 135 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1586	124610
	Part Upper	FRAME	504	26320
	Basement		504	9620
	Subtotal			160550
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	D		D		
Panelled Wall	X				
Floor/Carpet	X		X		
Number of Rooms	1	6	2		
Bedrooms		2	2		
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				
Extra Fixture	1				

Air Conditioning	3670
Plumbing	700
Extra Features	30280
Total Value	195200
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	700
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2090		C	1910GD	195200	.40	.15	154310
2	Pole Build		48X64	3072		C	2003AV	36860	.50		18430
3	Flat Barn		64X60	3840		D	OLD/AV	36860	.80	.50	3690
4	Lean-To		18X64	1152		D	2008AV	7370	.45		4050
5	Hog House		32X48	1536		D	OLD/AV	18430	.65		6450
7	Grain Bin	*PP	15X18	270		C	OLD/AV	0			0
8	Garage		22X36	792		C	1987AV	19010	.65		10310
9	POND	*.12A		0			OLD/AV	0			0
10	Milk House	CB	14X20	280		D	OLD/AV	3360	.65		1180
11	Grain Bin	*PP	15X18	270		C	OLD/AV	0			0
12	Lean-To		20X36	720		D	OLD/AV	4610	.65		1610
13	Grain Bin	*PP	20X18	360		C	2011AV	0			0
14	Pole Build		24X32	768		C	2011AV	9220	.35		5990
15	P	OFP	6X18	108		C	2011AV	3240	.35		2110

Tab	#	S	O	I	L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1		BOA		BLOUNT SILT LOAM 0-		8.4130	8740	73530	2550	21450
C	2		BOB		BLOUNT SILT LOAM, 2		19.1147	8370	159990	2230	42630
C	39		PM		PEWAMO SILTY CLAY L		18.3281	9410	172470	3450	63230
	670		HSITE		HOMESITE		1.0000	21750	21750	21750	21750
	980		ROAD		ROAD		1.5006				
C	2		BOB		BLOUNT SILT LOAM, 2		1.3022	8370	10900	2230	2900
C	39		PM		PEWAMO SILTY CLAY L		.0114	9410	110	3450	40

	49.67	438750	(100%)	152000
		153560	(35%)	53200

CAUV # 4755

Call Back: Sign: PSN Date: 2015-04-17 Lister:
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07-240004.0000-v082020R