

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-240004.0000
J99

AGR
2025

sale

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

| | | |
|------|-------------------------|------------|
| 2022 | MCCLURE DENESE D TRUS | 2018-10-25 |
| 2023 | MCCLURE DENESE D TRUS | 2018-10-25 |
| 2024 | MCCLURE DENESE D TRUS | 2018-10-25 |
| 2025 | MCCLURE DENESE D TRUSTE | 2018-10-25 |
| | 9081 CR 135 | 3QC 49.67A |
| | KENTON OH 43326 | \$0 |

| | | | | | |
|----------|----------|----------|----------|----------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 49.6700t | 49.6700t | 49.6700t | 49.6700t | |
| Land100% | 275770 | 302570 | 302570 | 302570 | 302560 |
| Bldg100% | 139400 | 169910 | 169910 | 169910 | 169900 |
| Totl100% | 415170t | 472490t | 472490t | 472490t | 472460t |
| Cauv100% | 82400 | 150860 | 150860 | 150860 | 150850 |

| | | |
|------|-----------------|------------|
| 2027 | WEDERTZ DAVID D | 2026-01-21 |
| | 9081 CR 135 | 2FD |
| | KENTON OH 43326 | |

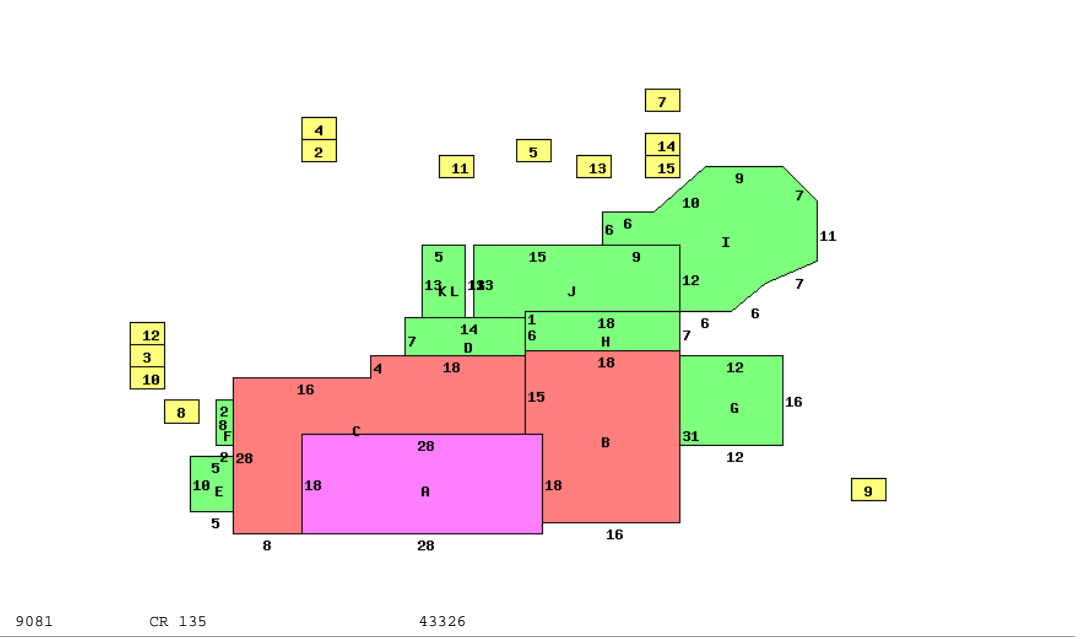
| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Value: | 28840 | 52800 | 52800 | 52800 | 105900 |
| Land 35% | 48790 | 59470 | 59470 | 59470 | 59460 |
| Bldg 35% | 77630t | 112270t | 112270t | 112270t | 165360t |
| Totl 35% | 41220 | 50230 | 50230 | 49490 | |
| Hmstd35% | 39.76 | 43.74 | 43.70 | 42.92 | |
| Owner Oc | 391.52 | 358.32 | 406.32 | 417.90 | hmstd 5250 1 44240 b |
| Hmstd RB | 3116.92 | 4082.60 | 4302.16 | 4259.04 | |
| Net Tax | 3093.42 | 2121.10 | 2247.62 | 2232.36 | |
| Cauv Sav | 67.86 | 118.72 | 114.72 | 141.14 | |
| Sp-Asmnt | | | | | |

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

| 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 |
|------|-------|-------|-------|---------|
| 2021 | 28840 | 48790 | 77630 | 3128.52 |
| 2020 | 28840 | 48790 | 77630 | 2703.76 |

| 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 |



| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-------------|
| Story Height | 1H | Sq-Ft | Value |
| 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 | Air Conditioning | 3670 |
| Panelled Wall | X | Plumbing | 700 |
| Floor/Carpet | X X | Extra Features | 30280 |
| Number of Rooms | 1 6 2 | Total Value | 195200 |
| Bedrooms | 2 2 | | |
| Central Heat | A | PUB ELECTRIC | |
| FORCED AIR | | PRIV WATER | |
| Central A/C | A | PRIV SEWER | |
| Plumbing | | PUB PAVED ST/RD | |
| Standard | 1 | Topo: ROLLING | |
| Extra Fixture | 1 | Neighborhood: | |
| | | Code: | 700 |
| | | Dwl/Gar/NC% | 1.1900 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace | Phy | Fnc | True |
|---------------|----------|-------|------|-----------|-------|-----------|------|---------|-----|-----|--------|
| 1 DWELLING | 1HB F | 2090 | | | C | 1910GD | | 195200 | .40 | .15 | 118470 |
| 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 | | 7920 |
| 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 | OFF | 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 | 6030 | 50730 | 2660 | 22380 |
| C 2 | BOB BLOUNT SILT LOAM, 2 | 20.4169 | 5770 | 117810 | 2360 | 48180 |
| C 39 | PM PEWAMO SILTY CLAY L | 18.3395 | 6490 | 119020 | 3560 | 65290 |
| 670 | HSITE HOMESITE | 1.0000 | 15000 | 15000 | 15000 | 15000 |
| 980 | ROAD ROAD | 1.5006 | | | | |

| | | | | |
|-------|--------|--------|--------|-------------|
| 49.67 | 302560 | (100%) | 150850 | CAUV # 4755 |
| | 105900 | (35%) | 52800 | |

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