

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020004.0000
A05

AGR
2024

sale

2021	MUSSELMAN	NANCY J	ETA	2020-11-16
2022	MUSSELMAN	NANCY J	ETA	2020-11-16
2023	MUSSELMAN	NANCY J	ETA	2020-11-16
2024	MUSSELMAN	NANCY J	ETAL	2024-10-02 MID PT NW4 S2 48.949A
	SR 701			3AF
				\$0

Eff Rate:-	49.20	48.94	39.01	41.29	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	110	110	110	110	110
Acres	48.9490	48.9490	48.9490	48.9490	
Land100%	268060	268060	292860	292860	292870
Bldg100%					
Totl100%	268060t	268060t	292860t	292860t	292870t
Cauv100%	70200	70200	137200	137200	137190
Tax Value:					
Land 35%	24570	24570	48020	48020	102500
Bldg 35%					0
Totl 35%	24570t	24570t	48020t	48020t	102500t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1099.08	1093.36	1702.08	1812.44	
Cauv Sav	3097.76	3081.56	1931.06	2056.24	
Sp-Asmnt	9.64	9.63	20.26	16.26	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
439	3	2024-10-02	MUSSELMAN NANCY J	ETAL 3AF *	0	292860	0
472	3	2020-11-16	MUSSELMAN NANCY J	ETAL 3AF *	0	291490	106030
69	3	2019-03-05	MUSSELMAN NANCY J	ETAL 3CT *	0	290890	92910
185	3	2010-05-19	MUSSELMAN NANCY J	ETAL 30C *	0	126910	82860
184	3	2010-05-19	WILSON MILDRED R	3FD *	0	126910	82860
486	3	1998-11-06	WILSON FAMILY TRUST	30C *	0	65430	47000
298	2	1994-04-18	WILSON MILDRED R	20C *	0	0	98710

Year	Land	Bldg	Total	Net Tax
2020	24570	0	24570	1103.50
2019	47160	32520	79680	2833.94

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2024
286	DEARDORFF #1024 - BLANCHARD			XA/2024
921	BLANCHARD RIVER MAINT			XA/2023

SR 701 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 700
Dwl/Gar/NC% 1.1900

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	11.1395	6030	67170	2660	29630
C 2	BOB BLOUNT SILT LOAM, 2	19.6333	5770	113280	2360	46340
C 52	PKA PEWAMO SICL 0-1% SL	17.1303	6490	111180	3560	60980
W 1	BOA BLOUNT SILT LOAM 0-	.1229	3610	440	770	100
W 2	BOB BLOUNT SILT LOAM, 2	.2122	3130	660	470	100
W 52	PKA PEWAMO SICL 0-1% SL	.0265	5370	140	1670	40
980	ROAD ROAD	.6843				
0		.0000				

48.949 292870 (100%) 137190 CAUV # 126
102500 (35%) 48020

Call Back: Sign: PSN Date: 2015-04-15 Lister: 08-020004.0000-v082020R