

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020004.0000
A05

AGR
2025

sale

2022 MUSSELMAN NANCY J ETAL 2020-11-16
2023 MUSSELMAN NANCY J ETAL 2020-11-16
2024 MUSSELMAN NANCY J ETAL 2020-11-16
2025 MUSSELMAN NANCY J ETAL 2024-10-02 MID PT NW4 S2 48.949A
SR 701 3AF
\$0

Eff Rate:-	48.94	39.01	41.29	41.13	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	110	110	110	110		110
Acres	48.9490	48.9490	48.9490	48.9490		
Land100%	268060	292860	292860	292860		292870
Bldg100%				0		
Totl100%	268060t	292860t	292860t	292860t		292870t
Cauv100%	70200	137200	137200	137200		137190
Tax Value:						
Land 35%	24570	48020	48020	48020		102500
Bldg 35%						0
Totl 35%	24570t	48020t	48020t	48020t		102500t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	1093.36	1702.08	1812.44	1805.30		
Cauv Sav	3081.56	1931.06	2056.24	2048.16		
Sp-Asmnt	9.63	20.26	16.26	22.57		

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
2021	24570	0	24570	1099.08
2020	24570	0	24570	1103.50

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
286	DEARDORFF #1024 - BLANCHARD			XA/2025

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