

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020004.0000
A05

AGR
2025

sale

2022 MUSSELMAN NANCY J ETA 2020-11-16
2023 MUSSELMAN NANCY J ETA 2020-11-16
2024 MUSSELMAN NANCY J ETA 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 2025
Prop Cls 110 110 110 110 110
Acres 48.9490 48.9490 48.9490 48.9490 48.9490
Land100% 268060 292860 292860 292860 137200
Bldg100% 0
Totl100% 268060t 292860t 292860t 292860t 137200t
Cauv100% 70200 137200 137200 137200
Tax Value:
Land 35% 24570 48020 48020 48020 48020
Bldg 35%
Totl 35% 24570t 48020t 48020t 48020t 48020t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 1093.36 1702.08 1812.44 1805.30 1805.30
Cauv Sav 3081.56 1931.06 2056.24 2048.16
Sp-Asmnt 9.63 20.26 16.26 22.57

CAMA
110
292870
292870t
137190

Sale# #p sale date To Type/Invalid? Sales\$ 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 3QC * 0 126910 82860
184 3 2010-05-19 WILSON MILDRED R 3FD * 0 126910 82860
486 3 1998-11-06 WILSON FAMILY TRUST 3QC * 0 65430 47000
298 2 1994-04-18 WILSON MILDRED R 2QC * 0 0 98710

Year Land Bldg Total Net Tax
2021 24570 0 24570 1099.08
2020 24570 0 24570 1103.50

0 r o j e c t
131 BLANCHARD RIVER MAINT XA/2025
235 KELLOGG #983 - BLANCHARD XA/2025
921 BLANCHARD RIVER MAINT XA/2023
286 DEARDORFF #1024 - BLANCHARD XA/2025

ben acres / % factor

SR 701 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 700
Dwl/Gar/NC% 1.5500

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