CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020004.0000 AGR
A05 2026

sale

2023 MUSSELMAN NANCY J ETA	2020-11-16	
2024 MUSSELMAN NANCY J ETA	2020-11-16	
2025 MUSSELMAN NANCY J ETA	2024-10-02	
2026 MUSSELMAN NANCY J ETAL	2024-10-02 MID PT NW4 S2 48.949A	
SR 701	3AF	
	$0	

Eff Rate:– 39.01 — 41.29 — 41.12 — 41.13 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	48.9490	48.9490	48.9490	48.9490	48.9490			
Land100%	292860	292860	292860	292860		292860	424710	424700
Bldg100%				0				
Totl100%	292860t	292860t	292860t	292860t		292860t	424710t	424700t
Cauv100%	137200	137200	137200	137200		292860	424710	131380
Tax Value:								
Land 35%	48020	48020	48020	48020		48020	45980	148650
Bldg 35%								0
Totl 35%	48020t	48020t	48020t	48020t		48020t	45980t	148650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1702.08	1812.44	1805.30	1805.30	1805.30			
Cauv Sav	3081.56	1931.06	2056.24	2048.16				
Sp-Asmnt	20.26	16.26	22.57	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	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
2022	24570	0	24570	1093.36
2021	24570	0	24570	1099.08

project			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% 1.5500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	11.1395	8740	97360	2550	28410
C 2	BOB	BLOUNT SILT LOAM, 2	19.6333	8370	164330	2230	43780
C 52	PKA	PEWAMO SICL 0-1% SL	17.1303	9410	161200	3450	59100
W 1	BOA	BLOUNT SILT LOAM 0-	.1229	5230	640	230	30
W 2	BOB	BLOUNT SILT LOAM, 2	.2122	4540	960	230	50
W 52	PKA	PEWAMO SICL 0-1% SL	.0265	7790	210	230	10
980	ROAD	ROAD	.6843				
			48.949		424700	(100%)	131380
					148650	(35%)	45980

CAUV # 126

Call Back: Sign: PSN Date: 2015-04-15 Lister:

08-020004.0000-v082020R