CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020005.0000 AGR
A04 2023

sale

2020 MUSSELMAN NANCY J ETA	2019-03-05	
2021 MUSSELMAN NANCY J ETA	2020-11-16	
2022 MUSSELMAN NANCY J ETA	2020-11-16	
2023 MUSSELMAN NANCY J ETAL	2020-11-16	E PT E2 NW4 S2 28.776A
SR 701	3AF	
	$0	
		06.0-02-02-005
2024 MUSSELMAN NANCY J ETAL	2024-10-02	
SR 701	3AF	

Eff Rate:– 49.39 —— 49.20 —— 48.94 —— 39.01 —— a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	110	110	110	110	110
Acres	33.1170	28.7760	28.7760	28.7760	
Land100%	182400	159460	159460	174230	174240
Bldg100%					
Totl100%	182400t	159460t	159460t	174230t	174240t
Cauv100%	43540	43540	43540	83940	83950
Tax Value:					
Land 35%	15240	15240	15240	29380	60980
Bldg 35%					0
Totl 35%	15240t	15240t	15240t	29380t	60980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	684.46	681.72	678.18	1041.38	
Cauv Sav	2182.74	1814.82	1805.32	1120.06	
Sp-Asmnt	7.22	6.68	6.67	**14.34**	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
439	3	2024-10-02	MUSSELMAN NANCY J ETAL	3AF *	0	174230	0
472	3	2020-11-16	MUSSELMAN NANCY J ETAL	3AF *	0	182400	0
69	3	2019-03-05	MUSSELMAN NANCY J ETAL	3CT *	0	182400	0
185	3	2010-05-19	MUSSELMAN NANCY J ETAL	3QC *	0	75690	0
184	3	2010-05-19	WILSON MILDRED R	3FD *	0	75690	0
486	3	1998-11-06	WILSON FAMILY TRUST	3QC *	0	38310	0
298	2	1994-04-18	WILSON MILDRED R	2QC *	0	0	29400

Year	Land	Bldg	Total	Net Tax
2019	28560	0	28560	1152.12
2018	28560	0	28560	1153.16

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

SR 701

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-	1.8434	6030	11120	2660	4900
C 2	BOB	BLOUNT SILT LOAM, 2	11.9868	5770	69160	2360	28290
C 19	KAB	KENDALLVILLE SILT L	.0141	5800	80	2090	30
C 52	PKA	PEWAMO SICL 0-1% SL	13.9845	6490	90760	3560	49790
W 1	BOA	BLOUNT SILT LOAM 0-	.1046	3610	380	770	80
W 19	KAB	KENDALLVILLE SILT L	.0324	3450	110	1090	40
W 52	PKA	PEWAMO SICL 0-1% SL	.4902	5370	2630	1670	820
980	ROAD	ROAD	.3200				
			28.776		174240	(100%)	83950
					60980	(35%)	29380

CAUV # 126

Call Back: Sign: PSN Date: 2015-04-15 Lister: 08-020005.0000-v082020R