

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020007.0000
A16

AGR
2023

sale

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

2020 GERLACH STEVEN A TRUS	2015-11-10
2021 GERLACH STEVEN A TRUS	2015-11-10
2022 GERLACH STEVEN A TRUS	2015-11-10
2023 GERLACH STEVEN A TRUSTE	2015-11-10 S 1/2 NE 1/4 S2 80.00A
6403 TR 125	5AF
KENTON OH 43326	\$0 06.0-02-02-007

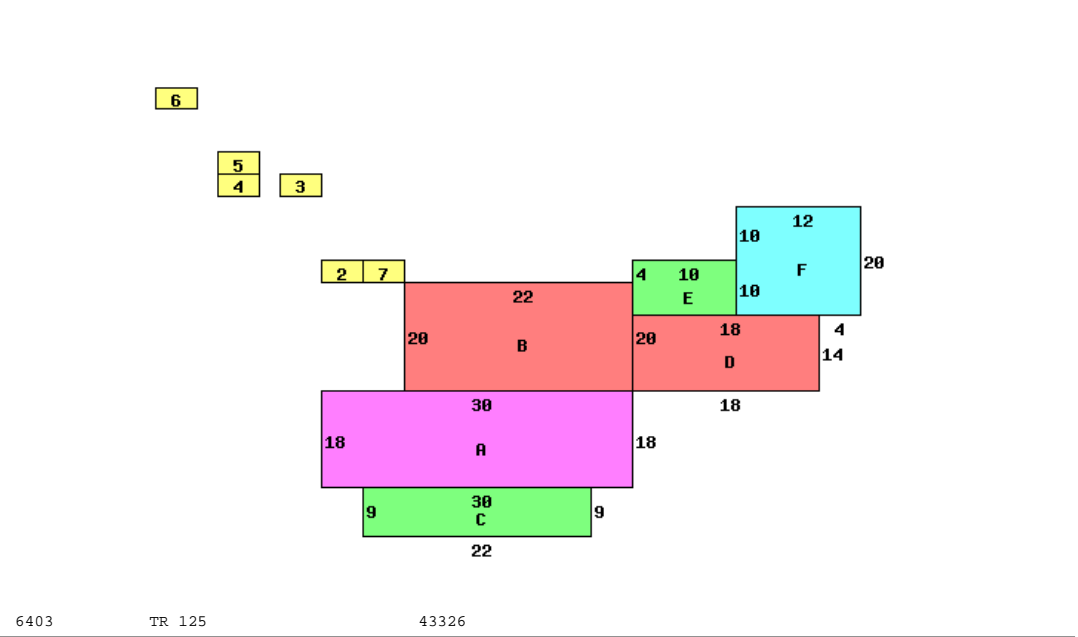
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	453030	453030	453030	496200	496190
Bldg100%	69370	69370	69370	87460	87450
Totl100%	522400t	522400t	522400t	583660t	583640t
Cauv100%	130800	130800	130800	243060	243070
Tax Value:					
Land 35%	45780	45780	45780	85070	173670
Bldg 35%	24280	24280	24280	30610	30610
Totl 35%	70060t	70060t	70060t	115680t	204270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3146.58	3133.98	3117.62	4100.30	
Cauv Sav	5065.20	5045.00	5018.62	3140.46	
Sp-Asmnt	38.65	37.16	37.15	57.29	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		540		b	ADDTN
1 A	F	A		440		c	PORCH
	OMP	P		198	6930	d	ADDTN
1	F/C	A		252		e	PORCH
	FFP	P		100	4000	f	OTHER
04	F	O		240	2880		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
434	5	2015-11-10	GERLACH STEVEN A TRUSTEE	5AF *	0	324910	52660
158	2	2013-04-10	GERLACH JAMIE M TRUSTEE G	2OC *	0	261910	46660
428	2	2010-11-04	GERLACH RYAN C & STEVEN A	2OC *	0	193110	71890
224	2	2000-06-02	GERLACH RONALD E ETAL	2CT *	0	129290	55660

Year	Land	Bldg	Total	Net Tax
2019	73570	21680	95250	3842.46
2018	73570	21680	95250	3845.86

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2023
286 DEARDORFF #1024 - BLANCHARD			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
921 BLANCHARD RIVER MAINT			XA/2023



6403 TR 125 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1232 105480
	Full Upper	FRAME	540 45840
	Qtr Story	FRAME	440 1860
	Basement		540 10300
	Subtotal		163480
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	13810
Panelled Wall	X	Total Value	177290
Unfinished Wall	X X		
Floor/Pine	X X	PUB ELECTRIC	
Number of Rooms	1 8 4 1	PRIV WATER	
Bedrooms	4	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	700
Standard	1	Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		1772			C-	OLD/AV	159560	.55		85440
2 Garage	*SV B 0	12X20	240				OLD/FR	200			200
3 Shed	*SV	30X40	1520				1900FR	500			500
4 Crib/Grana	*SV	20X24	480				OLD/PR	100			100
5 Crib/Grana	*SV	22X32	704				OLD/FR	400			400
6 CRIB-DTWD	*SV 0	20X36	720				OLD/FR	500			500
7 Lean-To		8X20	160			D	1900F	1020	.70		310
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	31.8400	6030	192000	2660	84690					
C 2	BOB BLOUNT SILT LOAM, 2	10.9200	5770	63010	2360	25770					
C 19	KAB KENDALLVILLE SILT L	5.7000	5800	33060	2090	11910					
C 39	PM PEWAMO SILTY CLAY L	29.6500	6490	192430	3560	105550					
W 1	BOA BLOUNT SILT LOAM 0-	.1900	3610	690	770	150					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.7000									
						80	496190	(100%)	243070	CAUV # 2440	
							173670	(35%)	85070		