

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020007.0000
A16

AGR
2025

sale

2022	GERLACH STEVEN A TRUS	2015-11-10	
2023	GERLACH STEVEN A TRUS	2015-11-10	
2024	GERLACH STEVEN A TRUS	2015-11-10	
2025	GERLACH STEVEN A TRUSTE	2015-11-10	S 1/2 NE 1/4 S2 80.00A
	6403 TR 125	5AF	
	KENTON OH 43326	\$0	

Eff Rate:-	48.94	39.01	41.29	41.13	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	111	111	111	111		111
Acres	80.0000	80.0000	80.0000	80.0000		
Land100%	453030	496200	496200	496200		496190
Bldg100%	69370	87460	87460	87460		87450
Totl100%	522400t	583660t	583660t	583660t		583640t
Cauv100%	130800	243060	243060	243060		243070
Tax Value:						
Land 35%	45780	85070	85070	85070		173670
Bldg 35%	24280	30610	30610	30610		30610
Totl 35%	70060t	115680t	115680t	115680t		204270t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	3117.62	4100.30	4366.16	4348.94		
Cauv Sav	5018.62	3140.46	3344.04	3330.90		
Sp-Asmnt	37.15	57.29	53.29	64.60		

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

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 20C *	0	261910	46660
428	2	2010-11-04	GERLACH RYAN C & STEVEN A	20C *	0	193110	71890
224	2	2000-06-02	GERLACH RONALD E ETAL	2CT *	0	129290	55660

Year	Land	Bldg	Total	Net Tax
2021	45780	24280	70060	3133.98
2020	45780	24280	70060	3146.58

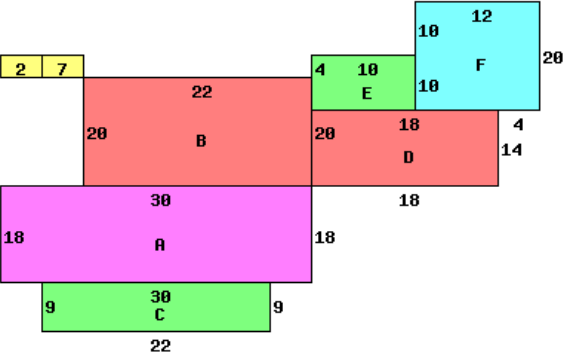
p r o j e c t		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
286 DEARDORFF #1024 - BLANCHARD	XA/2025			

6

5

4

3



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	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1772				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					