CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020007.0000 AGR
A16 2026

sale

2023 GERLACH STEVEN A TRUS	2015-11-10	
2024 GERLACH STEVEN A TRUS	2015-11-10	
2025 GERLACH STEVEN A TRUS	2015-11-10	
2026 GERLACH STEVEN A TRUSTE	2015-11-10 S 1/2 NE 1/4 S2	80.00A
6403 TR 125	5AF	
	$0	
KENTON OH 43326		

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

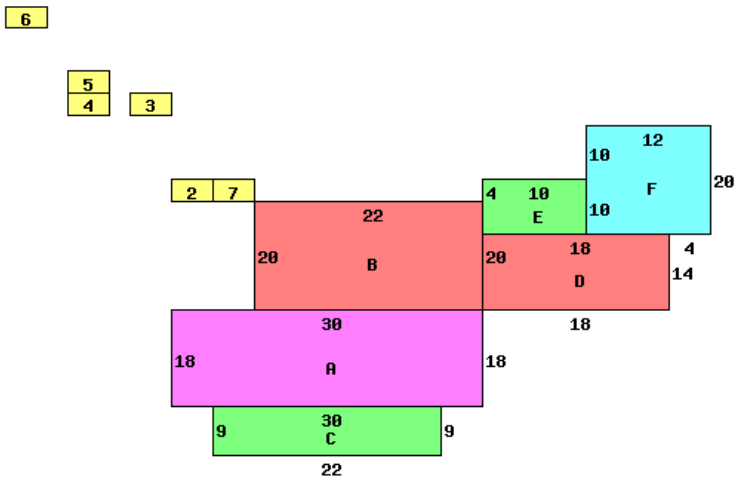
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	496200	496200	496200	496200		496200	719370	719370
Bldg100%	87460	87460	87460	87460		87460	113310	113300
Totl100%	583660t	583660t	583660t	583660t		583660t	832690t	832670t
Cauv100%	243060	243060	243060	243060		496200	719370	240960
Tax Value:								
Land 35%	85070	85070	85070	85070		85070	84340	251780
Bldg 35%	30610	30610	30610	30610		30610	39660	39660
Totl 35%	115680t	115680t	115680t	115680t		115680t	124000t	291430t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4100.30	4366.16	4348.94	4348.94	4348.94			
Cauv Sav	5018.62	3140.46	3344.04	3330.90				
Sp-Asmnt	57.29	53.29	64.60	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
	EFP	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	2QC *	0	261910	46660
428	2	2010-11-04	GERLACH RYAN C & STEVEN A	2QC *	0	193110	71890
224	2	2000-06-02	GERLACH RONALD E ETAL	2CT *	0	129290	55660

Year	Land	Bldg	Total	Net Tax
2022	45780	24280	70060	3117.62
2021	45780	24280	70060	3133.98

project			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			



6403 TR 125 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%					1.5500

	Bldg Type	SHB+Cons		DixHt FtxFt	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		111290
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	8740	278280	2550	81190
C	2	BOB			BLOUNT SILT LOAM, 2		10.9200	8370	91400	2230	24350
C	19	KAB			KENDALLVILLE SILT L		5.7000	8410	47940	1990	11340
C	39	PM			PEWAMO SILTY CLAY L		29.6500	9410	279010	3450	102290
W	1	BOA			BLOUNT SILT LOAM 0-		.1900	5230	990	230	40
	670	HSITE			HOMESITE		1.0000	21750	21750	21750	21750
	980	ROAD			ROAD		.7000				
							80		719370	(100%)	240960
									251780	(35%)	84340

CAUV # 2440

Call Back: Sign: PSN Date: 2015-04-15 Lister: 08-020007.0000-v082020R