

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	2025
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000
Land100%	453030	496200	496200	496200	243060
Bldg100%	69370	87460	87460	87460	87460
Totl100%	522400t	583660t	583660t	583660t	330510t
Cauv100%	130800	243060	243060	243060	
Tax Value:					
Land 35%	45780	85070	85070	85070	85070
Bldg 35%	24280	30610	30610	30610	30610
Totl 35%	70060t	115680t	115680t	115680t	115680t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	3117.62	4100.30	4366.16	4348.94	4348.94
Cauv Sav	5018.62	3140.46	3344.04	3330.90	
Sp-Asmnt	37.15	57.29	53.29	64.60	

CAMA
111
496190
113300
609490t
243070

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
2 B	F	M		540	
1 A	F	A		440	
	OMP	P		198	6930
1	F/C	A		252	
	FFP	P		100	4000
04	F	O		240	2880

a b c d e f
*MAIN
ADDTN
PORCH
ADDTN
PORCH
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

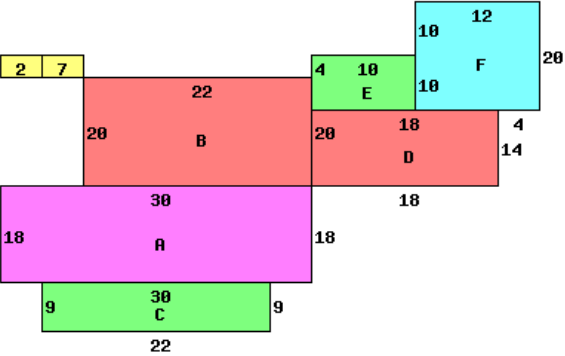
p r o j e c t	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
286 DEARDORFF #1024 - BLANCHARD				XA/2025

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5

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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% 1.5500

	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				159560	.55		111290
2	Garage	*SV B 0	12X20	240			OLD/AV	200			200
3	Shed	*SV	30X40	1520			OLD/FR	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	