CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-020027.0000 RES
A05.01 2026

sale

2023 FRITZ AARON & BRIANNE	2020-12-22	
2024 FRITZ AARON & BRIANNE	2020-12-22	
2025 FRITZ AARON & BRIANNE	2020-12-22	
2026 FRITZ AARON & BRIANNE	2020-12-22 MID PT NW4 S2 3.051A	
10298 SR 701	2WD	
	$0	
KENTON OH 43326		

Orig Tax Year 2021
Parent: 08-020004.0000

2027 FRITZ AARON MICHEL &	2025-06-11	
10298 SR 701	2WD	
KENTON OH 43326		

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

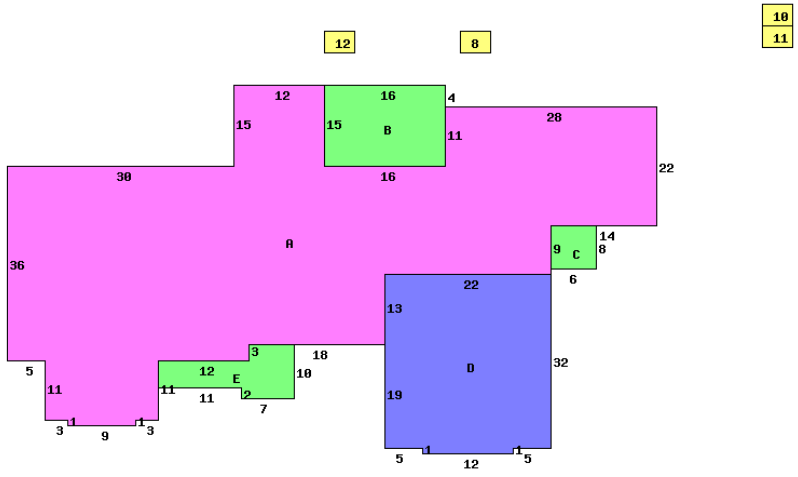
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0510	3.0510	3.0510	3.0510	3.0510			
Land100%	25260	25260	25260	25260		25260	27510	27510
Bldg100%	442400	440170	440170	440170		440170	557630	557620
Totl100%	467660t	465430t	465430t	465430t		465430t	585140t	585130t
Cauv100%								
Tax Value:								
Land 35%	8840	8840	8840	8840		8840	9630	9630
Bldg 35%	154840	154060	154060	154060		154060	195170	195170
Totl 35%	163680t	162900t	162900t	162900t		162900t	204800t	204800t
Hmstd35%	143570	143570	142440	142440		142440	184730	
Owner Oc	127.94	127.48	125.94	125.94	125.94	hmstd 5250 l 137190 b		
Hmstd RB								
Net Tax	5673.76	6020.90	5998.22	5998.22	5998.22			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		3002		a	*MAIN
	OFP	P		240	7200	b	PORCH
	OFP	P		48	1440	c	PORCH
	F	G		716	17180	d	GRAGE
	OFP	P		122	3660	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
260	2	2025-06-11	FRITZ AARON MICHEL &	2WD *	0	25260	440170
519	2	2020-12-22	FRITZ AARON & BRIANNE	2WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6560	123490	130050	5652.34
2021	6560	0	6560	702.62

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



10298 SR 701 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	3002	186060
	Basement		3002	55090
	Subtotal			241150
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	5250
Unfinished Wall	X	Plumbing	4200
Floor/Hardwood	X	Garages and Carports	17180
Floor/Carpet	X	Extra Features	12300
Floor/Concrete	X	Total Value	280080
Floor/Tile-Lino	T		
Number of Rooms	1 4		
Bedrooms	3	Neighborhood:	
		Code:	700
Central Heat	A	Dwl/Gar/NC%	1.5500
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	2		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		3002		B-	2021AV	336100	.02		510540
8	Grain Bin	*PP	22X20	440		C	1980AV	0			0
10	Pole Build		40X60	2400		C	2021AV	28800	.10		25920
11	P	OFP	6X20	120		C	2021AV	3600	.10		3240
12	Pool		16X40	640		C	2022AV	32000	.20	.30	17920

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0510				5000	5000	10260	10260