CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-030001.1300 RES
B20.02 2026

sale

2023 D & R AG LLC	2022-01-26
2024 D & R AG LLC	2022-01-26
2025 D & R AG LLC	2022-01-26
2026 D & R AG LLC	2022-01-26 PT NW4 S3 1.00A
6306 TR 105	40
	$0
KENTON OH 43326	

Orig Tax Year 2003
Parent: 08-030001.1300

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	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	117740	117740	117740	117740		117740	153170	153160
Totl100%	132740t	132740t	132740t	132740t		132740t	170430t	170410t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	41210	41210	41210	41210		41210	53610	53610
Totl 35%	46460t	46460t	46460t	46460t		46460t	59650t	59640t
Hmstd35%	46250	46250	46250	46250		46250	59440	
Owner Oc	41.22	41.06	40.90	40.90	40.90	hmstd 5250 l	41000 b	
Hmstd RB								
Net Tax	1605.56	1712.48	1705.76	1705.76	1705.76			
Sp-Asmnt	21.00	18.00	21.00	21.00				

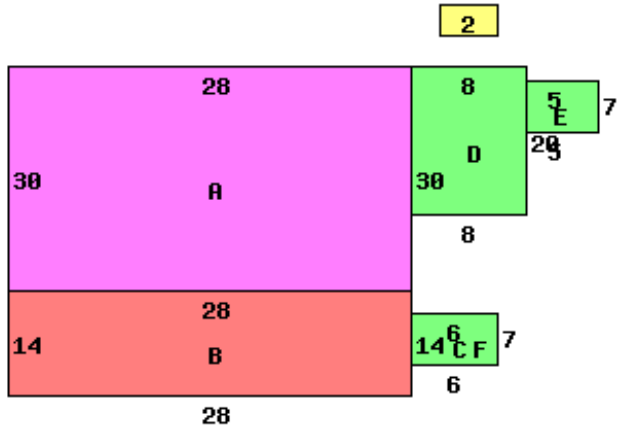
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		840		a	*MAIN
1	F/C	A		392		b	ADDTN
	STP	P		42	170	c	PORCH
	EFP	P		160	6400	d	PORCH
	STP	P		35	140	e	PORCH
	CAN	P		42	340	f	PORCH

This house is actually on parcel 8-030001 but has been split off for legal reasons.

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
54	40	2022-01-26	D & R AG LLC	40	*	0	12600	95490
53	40	2022-01-26	HENSEL ROXIE L	40	*	0	12600	95490
52	40	2022-01-26	HENSEL DENNIS E	40	*	0	12600	95490

Year	Land	Bldg	Total	Net Tax
2022	4410	33420	37830	1641.68
2021	4410	33420	37830	1650.26

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			



6306 TR 105 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1232	105480
	Full Upper	FRAME	840	59620
	Basement		840	15710
	Subtotal			180810
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3730
Panelled Wall		X	Plumbing	1400
Unfinished Wall	X		Extra Features	7050
Floor/Pine		X X	Total Value	192990
Floor/Carpet		X		
Number of Rooms	1	4 4	PUB ELECTRIC	
Bedrooms		4 4	PRIV WATER	
			PRIV SEWER	
Central Heat		A	PUB PAVED ST/RD	
FORCED AIR				
Central A/C		A	Neighborhood:	
Plumbing			Code:	700
Standard	1		Dwl/Gar/NC%	1.5500
Extra 2 Fixture	1			

	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		2072		C	OLD/GD	192990	.40	.15	152560
2	Lean-To	*SV	20X36	864			OLD/AV	600			600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-04-14 Lister: