CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-030002.0000 AGR
B36 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 NW 1/4 S3	40.00A
9174 SR 701	40	
	$0	
KENTON OH 43326		

Eff Rate: 39.01 41.29 41.12 41.13 a/r

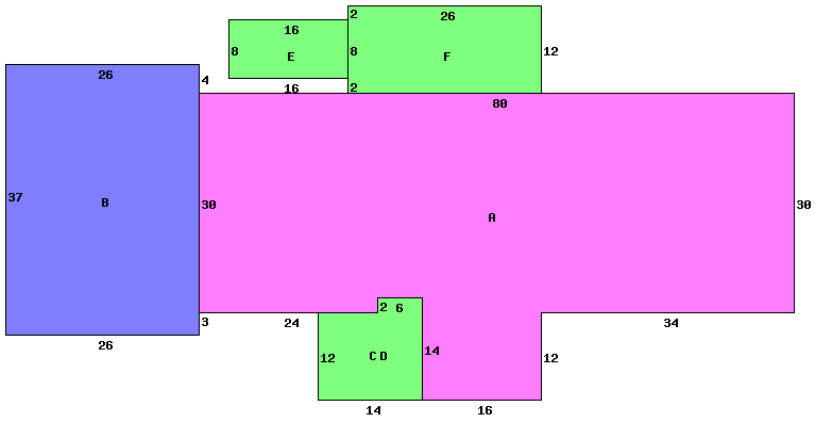
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	239490	239490	239490	239490		239490	347310	347300
Bldg100%	290860	290860	290860	290860		290860	378860	378860
Totl100%	530340t	530340t	530340t	530340t		530340t	726170t	726160t
Cauv100%	112910	112910	112910	112910		239490	347310	115010
Tax Value:								
Land 35%	39520	39520	39520	39520		39520	40250	121550
Bldg 35%	101800	101800	101800	101800		101800	132600	132600
Totl 35%	141320t	141320t	141320t	141320t		141320t	172850t	254160t
Hmstd35%	107050	107050	107050	107050		107050	140210	
Owner Oc	95.40	95.06	94.64	94.64	94.64	hmstd 5250 l 101800 b		
Hmstd RB								
Net Tax	4913.72	5238.82	5218.22	5218.22	5218.22			
Cauv Sav	2474.16	1570.24	1672.02	1665.44				
Sp-Asmnt	146.70	139.96	153.44	153.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2580		a	*MAIN
	B3	G		962	26940	b	GRAGE
	STP	P		180	720	c	PORCH
	RFX	P		180	1800	d	PORCH
	PAT	P		128	380	e	PORCH
	OFP	P		312	9360	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
54	40	2022-01-26	D & R AG LLC	40 *	0	218000	259060
53	40	2022-01-26	HENSEL ROXIE L	40 *	0	218000	259060
52	40	2022-01-26	HENSEL DENNIE E	40 *	0	218000	259060

Year	Land	Bldg	Total	Net Tax
2022	20700	90670	111370	4850.40
2021	20700	90670	111370	4875.82

project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025		
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
328	MILLER DITCH - HOG CREEK	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		



9174 SR 701 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2580	184290
	Basement		2580	47420
	Subtotal			231710
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	4000
Unfinished Wall	X	Air Conditioning	4490
Floor/Carpet	X	Plumbing	3500
Number of Rooms	1 7	Garages and Carports	26940
Bedrooms	3	Extra Features	12260
		Total Value	282900
Fireplace			
Openings	2	PUB ELECTRIC	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	700
Extra 3 Fixture	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	1 B B		2580		B-	1980GD	339480	.28		378860

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	20.9458	8370	175320	2230	46710
C 14	GWB	GLYNWOOD SILT LOAM	6.8867	7830	53920	1630	11230
C 39	PM	PEWAMO SILTY CLAY L	6.0419	9410	56850	3450	20850
C 52	PKA	PEWAMO SICL 0-1% SL	4.1937	9410	39460	3450	14470
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.9319				
			40		347300	(100%)	115010
					121560	(35%)	40250

CAUV # 4458

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

08-030002.0000-v082020R