

CESSNA TWP  
NORTHERN SD

00080

Hardin County, Ohio  
Michael T. Bacon, Auditor

08-030002.0000  
B36

AGR  
2023

sale

Eff Rate:- 49.39 — 49.20 — 48.94 — 39.01 — a/r

2020 HENSEL D E & R L  
 2021 HENSEL D E & R L  
 2022 HENSEL D E & R L  
 2023 D & R AG LLC  
 9174 SR 701  
 KENTON OH 43326

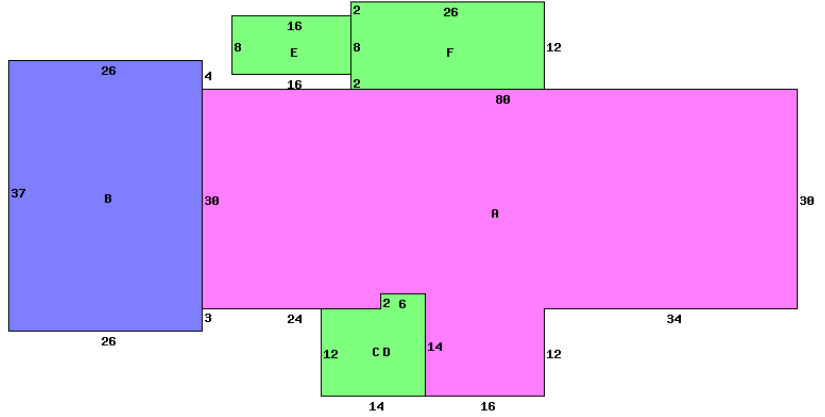
2022-01-26 PT NW 1/4 S3 40.00A  
 40  
 \$0 06.0-02-03-002

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	218000	218000	218000	239490	239480
Bldg100%	259060	259060	259060	290860	290870
Totl100%	477060t	477060t	477060t	530340t	530350t
Cauv100%	59140	59140	59140	112910	112920
Tax Value:					
Land 35%	20700	20700	20700	39520	83820
Bldg 35%	90670	90670	90670	101800	101800
Totl 35%	111370t	111370t	111370t	141320t	185620t
Hmstd35%	95080	95080	95080	107050	
Owner Oc	106.42	106.08	105.48	95.40	hmstd 5250 l 101800 b
Hmstd RB					
Net Tax	4895.46	4875.82	4850.40	4913.72	
Cauv Sav	2497.14	2487.14	2474.16	1570.24	
Sp-Asmnt	65.40	108.06	106.06	146.70	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		2580			GRAGE
	B3	G		962	26940	b	GRAGE
	STP	P		180	720	c	PORCH
	RFX	P		180	1800	d	PORCH
	PAT	P		128	380	e	PORCH
	OFF	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			
2019	33200	80920	114120	4511.96			
2018	33200	80920	114120	4515.96			

Project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2023
110 HOG CREEK MAINLINE - HOG CR.			XA/2023
328 MILLER DITCH - HOG CREEK			XA/2023
577 OTTAWA RIVER PROJECT MAINT			XA/2021



9174 SR 701 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level			
	Main	BRICK	
	Basement		
	Subtotal	231710	
Shingle	Roof	HIP	
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%	1.1900
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	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		290870
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	20.9458	5770	120860	2360	49430					
C 14	GNB GLYNWOOD SILT LOAM	6.8867	5400	37190	1750	12050					
C 39	PM PEWAMO SILTY CLAY L	6.0419	6490	39210	3560	21510					
C 52	PKA PEWAMO SICL 0-1% SL	4.1937	6490	27220	3560	14930					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.9319									

40 239480 (100%) 112920 CAUV # 4458  
 83820 ( 35%) 39520

Call Back:

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

08-030002.0000-v082020R