

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-030002.0000
B36

AGR
2025

sale

Eff Rate:- 48.94 — 39.01 — 41.29 — 41.13 — a/r

2022 HENSEL D E & R L	
2023 D & R AG LLC	2022-01-26
2024 D & R AG LLC	2022-01-26
2025 D & R AG LLC	2022-01-26 PT NW 1/4 S3 40.00A
9174 SR 701	40
KENTON OH 43326	\$0

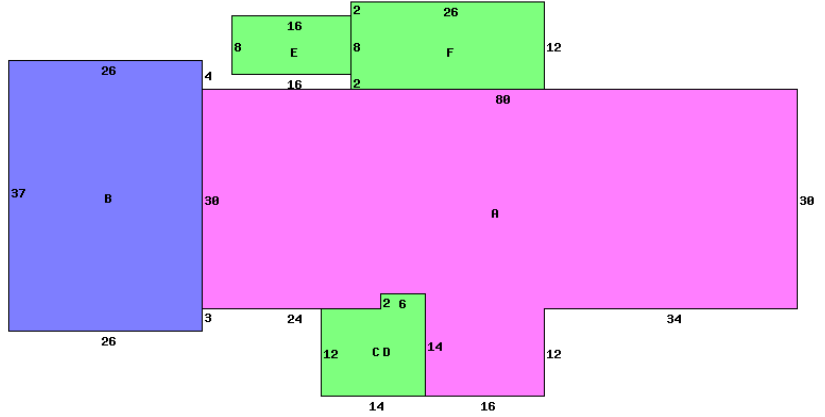
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	218000	239490	239490	239490	239480
Bldg100%	259060	290860	290860	290860	290870
Totl100%	477060t	530340t	530340t	530340t	530350t
Cauv100%	59140	112910	112910	112910	112920
Tax Value:					
Land 35%	20700	39520	39520	39520	83820
Bldg 35%	90670	101800	101800	101800	101800
Totl 35%	111370t	141320t	141320t	141320t	185620t
Hmstd35%	95080	107050	107050	107050	
Owner Oc	105.48	95.40	95.06		hmstd 5250 l 101800 b
Hmstd RB					
Net Tax	4850.40	4913.72	5238.82	5218.22	
Cauv Sav	2474.16	1570.24	1672.02	1665.44	
Sp-Asmnt	106.06	146.70	139.96	153.44	

SHB+ 1 B	CONS B	TYPE B3	FACT M	SQ-FT 2580	VALUE 26940	a *MAIN
	B3	G		962		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
2021	20700	90670	111370	4875.82
2020	20700	90670	111370	4895.46

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	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	2580 184290
	Basement		2580 47420
	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