CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-030008.0000 AGR
B25 2025

sale

2022	HENSEL STEPHEN D	2018-04-10
2023	HENSEL STEPHEN D	2018-04-10
2024	HENSEL STEPHEN D	2018-04-10
2025	HENSEL STEPHEN D	2018-04-10 PT SW 1/4 S3 79.00A
	9277 TR 80 (ALSO 9305)	8CT SEE PCL 08-030008.01 FOR
		$0 REST OF SPECIAL ASSESSMEN
	KENTON OH 43326	

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

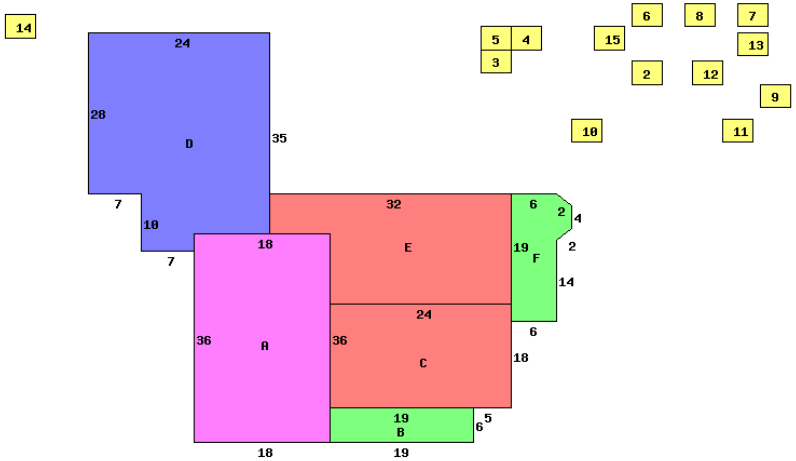
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	79.0000	79.0000	79.0000	79.0000	
Land100%	437940	479710	479710	479710	479720
Bldg100%	157340	193890	193890	193890	193890
Totl100%	595290t	673600t	673600t	673600t	673610t
Cauv100%	129800	238940	238940	238940	238950
Tax Value:					
Land 35%	45430	83630	83630	83630	167900
Bldg 35%	55070	67860	67860	67860	67860
Totl 35%	100500t	151490t	151490t	151490t	235760t
Hmstd35%				49000	
Owner Oc				43.32	hmstd 5250 l 43750 b
Hmstd RB					
Net Tax	4472.18	5369.62	5717.72	5651.88	
Cauv Sav	4799.24	2986.96	3180.64	3168.10	
Sp-Asmnt	30.32	38.29	30.97	43.09	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		648		a	*MAIN
	OFP	P		114	3420	b	PORCH
2 B	F	A		432		c	ADDTN
	F	G		812	19490	d	GRAGE
1	F/C	A		512		e	ADDTN
	OFP	P		144	4320	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
124	8	2018-04-10	HENSEL STEPHEN D	8CT *	0	437340	145140

Year	Land	Bldg	Total	Net Tax
2021	45430	55070	100500	4495.64
2020	45430	55070	100500	4513.70

p r o j e c t		ben acres / % factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025	
131 BLANCHARD RIVER MAINT	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	
235 KELLOGG #983 - BLANCHARD	XA/2025	
921 BLANCHARD RIVER MAINT	XA/2023	
286 DEARDORFF #1024 - BLANCHARD	XA/2025	
577 OTTAWA RIVER PROJECT MAINT	XA/2021	
351 AULT-BLANCHARD RIVER	XA/2025	



9277 TR 80 (ALSO 9305) 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1592	125080
	Full Upper	FRAME	1080	62290
	Basement		1080	20130
	Subtotal			207500
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Heating	-1300
Floor/Hardwood	X	Garages and Carports	19490
Floor/Carpet	X X	Extra Features	7740
Floor/Tile-Lino	X	Total Value	233430
Number of Rooms	1 3 7		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	X	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	700
		Dwl/Gar/NC%	1.1900

	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		2672		C	1920AV	233430	.55		125000	
2	Grain Bin	*PP	24X21	504		C	1979FR	0			0	
3	Flat Barn		36X76	2736		D	OLD/AV	26270	.80	.50	2630	
4	Lean-To		32X40	1280		D+	1950AV	6960	.65		2440	1 SIDE OPN
5	Flat Barn		40X40	1600		D	OLD/AV	15360	.80	.50	1540	
6	Pole Build	1	126X60	7560		C	1979AV	90720	.65		31750	
7	Grain Bin	*PP 0	27X20	540		C	1979FR	0			0	
8	Grain Bin	*PP 0	27X20	540		C	1979FR	0			0	
9	Grain Bin	*PP 0	24X18	432		C	1979FR	0			0	
10	Pole Build	1	106X60	6360		C	1993AV	76320	.60		30530	
11	Grain Bin	*PP	48X32	1536		C	1985AV	0			0	
12	Grain Bin	*PP	30X27	810		C	1979FR	0			0	
13	Grain Bin	*PP	30X27	810		C	1979FR	0			0	
14	Shed	*SV	20X22	0			1900PR	0			0	
15	Shed	*PP	12X12	0			OLD/	0			0	

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	25.2362	6030	152170	2660	67130
C 2	BOB	BLOUNT SILT LOAM, 2	17.6291	5770	101720	2360	41610
C 52	PKA	PEWAMO SICL 0-1% SL	32.2313	6490	209180	3560	114740
W 1	BOA	BLOUNT SILT LOAM 0-	.1084	3610	390	770	80
W 52	PKA	PEWAMO SICL 0-1% SL	.2354	5370	1260	1670	390
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	2.5596				

79	479720	(100%)	238950	CAUV # 653
	167900	(35%)	83630	

Call Back: Sign: PSN Date: 2015-04-14 Lister:
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08-030008.0000-v082020R