

CESSNA TWP  
NORTHERN SD

00080

Hardin County, Ohio  
Michael T. Bacon, Auditor

08-030008.0000  
B25

AGR  
2025

sale

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

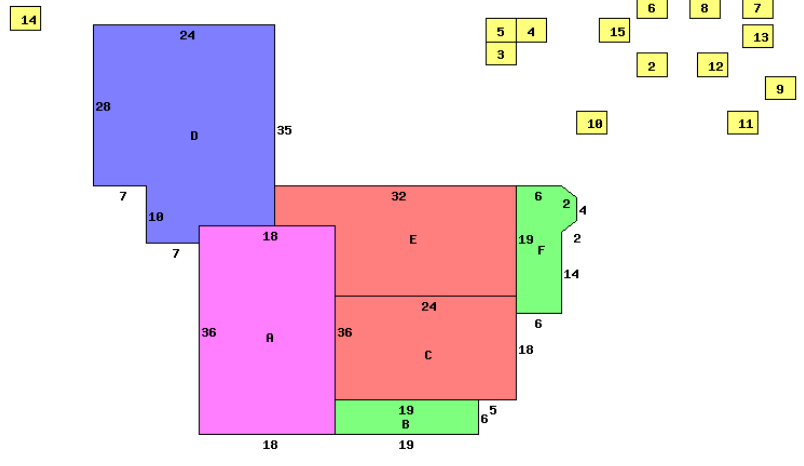
|                        |                                |
|------------------------|--------------------------------|
| 2022 HENSEL STEPHEN D  | 2018-04-10                     |
| 2023 HENSEL STEPHEN D  | 2018-04-10                     |
| 2024 HENSEL STEPHEN D  | 2018-04-10                     |
| 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   |
| KENTON OH 43326        | \$0 REST OF SPECIAL ASSESSMEN  |

|            |          |          |          |          |                      |
|------------|----------|----------|----------|----------|----------------------|
| Tax Year   | 2022     | 2023     | 2024     | 2025     | CAMA                 |
| Prop Cls   | 111      | 111      | 111      | 111      | 111                  |
| Acres      | 79.0000t | 79.0000t | 79.0000t | 79.0000t | 479720               |
| Land100%   | 437940   | 479710   | 479710   | 479710   | 193890               |
| Land100%   | 157340   | 193890   | 193890   | 193890   | 673610t              |
| Bldg100%   | 595290t  | 673600t  | 673600t  | 673600t  | 238950               |
| Totl100%   | 129800   | 238940   | 238940   | 238940   |                      |
| Cauv100%   |          |          |          |          |                      |
| 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 | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 B  | F    | M    |      | 648   |       |   |       |
|      | OFF  | 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 |
|      | OFF  | 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       |        |         |         |

| Project |                              | 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 |            | *DWELLING COMPUTATIONS |             |
|---------------------------|------------|------------------------|-------------|
| Story Height              | 2          | Sq-Ft                  | Value       |
| Floor Level               | 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             |             |
|                           |            | PRIV SEWER             |             |
| Central Heat              | X          | PUB PAVED ST/RD        |             |
| FORCED AIR                |            |                        |             |
| Plumbing                  |            |                        |             |
| Standard                  | 1          |                        |             |

| Bldg Type     | SHB+Cons | DixHt   | Area | Unit | Grade | Blt/Renov | Cond | Replace | Phy | Fnc | True   |
|---------------|----------|---------|------|------|-------|-----------|------|---------|-----|-----|--------|
| 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   |
| 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  |            |