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

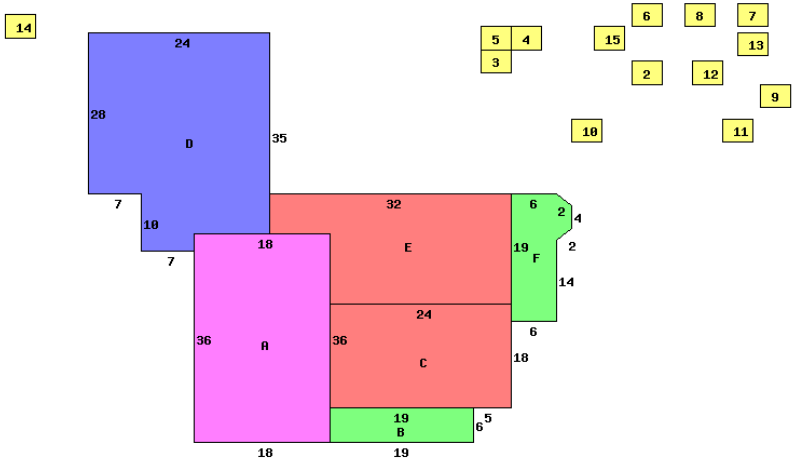
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
|---|---|---|---|---|---|---|
| Prop Cls | 111 | 111 | 111 | 111 | 111 | 111 |
| Acres | 79.0000 | 79.0000 | 79.0000 | 79.0000 | 79.0000 | |
| Land100% | 437940 | 479710 | 479710 | 479710 | 238940 | 479720 |
| Bldg100% | 157340 | 193890 | 193890 | 193890 | 193890 | 193890 |
| Totl100% | 595290t | 673600t | 673600t | 673600t | 432830t | 673610t |
| Cauv100% | 129800 | 238940 | 238940 | 238940 | | 238950 |
| Tax Value: | | | | | | |
| Land 35% | 45430 | 83630 | 83630 | 83630 | 83630 | 167900 |
| Bldg 35% | 55070 | 67860 | 67860 | 67860 | 67860 | 67860 |
| Totl 35% | 100500t | 151490t | 151490t | 151490t | 151490t | 235760t |
| Hmstd35% | | | | 49000 | 49000 | |
| Owner Oc | | | | 43.32 | 43.32 | hmstd 5250 l 43750 b |
| Hmstd RB | | | | | | |
| Net Tax | 4472.18 | 5369.62 | 5717.72 | 5651.88 | 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