

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-040002.0000
B07

AGR
2025

sale

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

2022 HASSAN JODI S	2014-07-09
2023 HASSAN JODI S LE DWIG	2022-03-18
2024 HASSAN JODI S LE DWIG	2022-03-18
2025 HASSAN JODI S LE DWIGHT	2022-03-18 PT NW 1/4 S4 77.00A
6280 CR 95	5AF SEE PCL 08-040002.01 FOR
ADA OH 45810	\$0 REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	77.0000	77.0000	77.0000	77.0000	
Land100%	406800	445770	445770	445770	445780
Bldg100%	267000	292230	292230	292230	292240
Totl100%	673800t	738000t	738000t	738000t	738020t
Cauv100%	32890	40740	40740	40740	40750

2027 HASSAN JODI S	2026-04-24
6280 CR 95	5AF
ADA OH 45810	

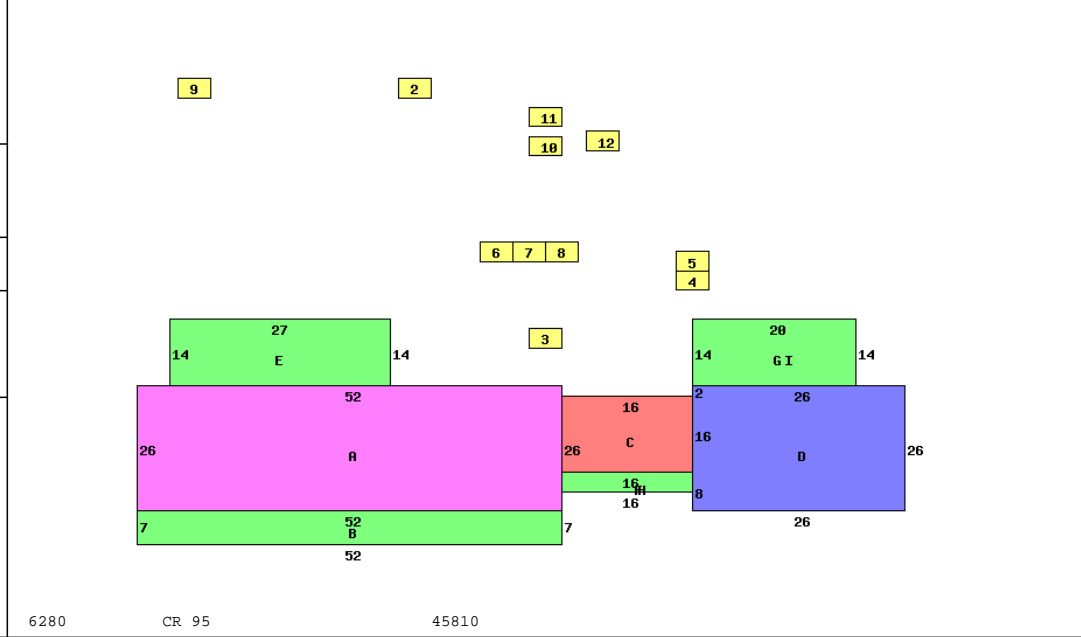
Tax Value:					
Land 35%	11510	14260	14260	14260	156020
Bldg 35%	93450	102280	102280	102280	102280
Totl 35%	104960t	116540t	116540t	116540t	258310t
Hmstd35%	82130	89030	89030	89030	
Owner Oc	91.12	79.34	79.06	78.72	hmstd 5250 l 83780 b
Hmstd RB	379.68	316.86	361.14	372.52	
Net Tax	4199.84	3734.60	3958.42	3930.04	
Cauv Sav	5823.64	5024.72	5350.46	5329.42	
Sp-Asmnt	74.52	74.52	61.15	96.49	

SHB+ LQB	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
187	F	M		1352			
362	OFF	P		364	10920	b	PORCH
256	F/C	A		256		c	ADDTN
676	F	G		16220		d	GRAGE
378	FFP	P		15120		e	PORCH
64	RFX	P		64	640	f	PORCH
280	DK	P		280	4200	g	PORCH
64	STP	P		64	260	h	PORCH
280	CAN	P		280	2240	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
187	5	2026-04-24	HASSAN JODI S	5AF *	0	445770	292230
139	5	2022-03-18	HASSAN JODI S LE DWIGHT H	5AF *	0	406800	267000
362	5	2014-07-09	HASSAN JODI S	5TD *	0	237060	276490
361	5	2014-07-09	HASSAN ROSELLA J	5TD *	0	237060	276490
570	4	1993-06-29	ROSELLA J & DWIGHT E HAS	4QC *	0	0	115910

Year	Land	Bldg	Total	Net Tax
2021	11510	93450	104960	4221.86
2020	11370	93450	104820	4232.60

Project	ben acres	/	%	factor
108 PRATT - HOG CREEK				XA/2025
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
120 STOLL - HOG CREEK				XA/2025
181 BAMBERG - HOG CREEK				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021



6280 CR 95 45810

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	1608 123370
	Qtr Story	FRAME	2028 20290
	Basement		1352 25030
	Subtotal		168690
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X X	1014 sq ft	Basement Finish 10970
Floor/Carpet	X X		Air Conditioning 6450
Floor/Concrete	X		Plumbing 4900
Number of Rooms	4 4 2		Garages and Carports 16220
Bedrooms	1 1 2		Extra Features 33380
			Total Value 240610

Central Heat	A	PUB ELECTRIC
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	1	Topo: ROLLING
Extra 2 Fixture	2	
		Neighborhood: 700
		Code: 1.1900
		Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LQB F		2622		C+	1997AV		264670	.24		239370
2 Shed	*SV 0	14X24	336			OLD/FR		400			400
3 Garage		20X30	600		D	1920FR		11520	.70		4110
4 Flat Barn		40X64	2560		D	OLD/AV		24580	.80	.50	2460
5 Lean-To		48X64	3072		C	1945AV		24580	.65	.50	4300
6 Lean-To	*SV	16X40	640			1920AV		600			600
7 Shed	*SV 0	20X40	800			1920AV		800			800
8 Lean-To	*SV 0	16X40	640			1920AV		600			600
9 Shed	*NV	10X14	0			OLD/		0			0
10 Grain Bin	*PP 0	30X18	540		C	1971AV		0			0
11 Grain Bin	*PP	27X18	486		C	1971AV		0			0
12 Pole Build	1	100X66	6600		C	2005AV		79200	.50		39600

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	30.8321	5770	177900	230	7090
C 14	GWB GLYNWOOD SILT LOAM	2.6734	5400	14440	1750	4680
C 15	GYP2 GLYNWOOD CLAY LOAM	1.8237	5020	9150	230	420
C 16	GVC2 GLYNWOOD CLAY LOAM	3.7389	4750	17760	230	860
C 39	PM PEWAMO SILTY CLAY L	10.6736	6490	69270	230	2460
C 52	PKA PEWAMO SICL 0-1% SL	1.4231	6490	9240	3560	5070
W 2	BOB BLOUNT SILT LOAM, 2	.0756	3130	240	470	40
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.7779				
C 51	WSTL WASTE LAND	.9200	120	110	50	50
C 14	GWB GLYNWOOD SILT LOAM	9.6438	5400	52080	230	2220
C 52	PKA PEWAMO SICL 0-1% SL	12.4179	6490	80590	230	2860

77 445780 (100%) 40750 CAUV # 902
156020 (35%) 14260

Call Back: Sign: PSN Date: 2015-04-14 Lister: 08-040002.0000-v082020R
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