CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-040002.0000 AGR
B07 2026

sale

2023 HASSAN JODI S LE DWIG	2022-03-18	
2024 HASSAN JODI S LE DWIG	2022-03-18	
2025 HASSAN JODI S LE DWIG	2022-03-18	
2026 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
	$0	REST OF SPECIAL ASSESSMEN
ADA OH 45810		

2028 HASSAN JODI S	2026-04-24	
6280 CR 95	5AF	
ADA OH 45810		

Eff Rate:- 39.01 — 41.29 — 41.12 — 41.13 — a/r

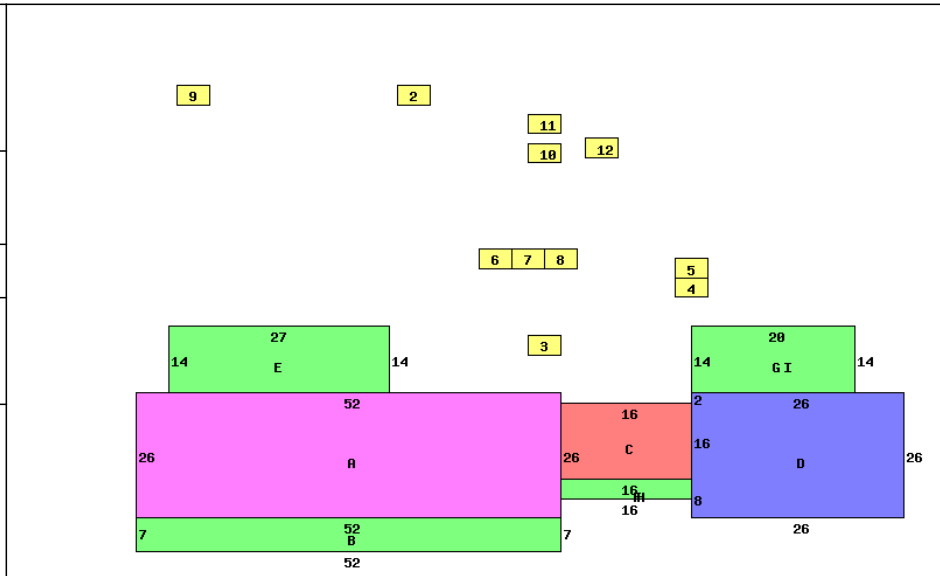
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	77.0000	77.0000	77.0000	77.0000	77.0000			
Land100%	445770	445770	445770	445770		445770	646460	646470
Bldg100%	292230	292230	292230	292230		292230	365910	365900
Totl100%	738000t	738000t	738000t	738000t		738000t	1012370t	1012370t
Cauv100%	40740	40740	40740	40740		445770	646460	47000
Tax Value:								
Land 35%	14260	14260	14260	14260		14260	16450	226260
Bldg 35%	102280	102280	102280	102280		102280	128070	128060
Totl 35%	116540t	116540t	116540t	116540t		116540t	144520t	354330t
Hmstd35%	89030	89030	89030	89030		89030	116730	
Owner Oc	79.34	79.06	78.72	78.72	78.72	hmstd 5250 l	83780 b	
Hmstd RB	316.86	361.14	372.52	372.52	372.52			
Net Tax	3734.60	3958.42	3930.04	3930.04	3930.04			
Cauv Sav	5823.64	5024.72	5350.46	5329.42				
Sp-Asmnt	74.52	61.15	96.49	96.49				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1352		a	*MAIN
	OFP	P		364	10920	b	PORCH
1	F/C	A		256		c	ADDTN
+	F	G		676	16220	d	GRAGE
	EFP	P		378	15120	e	PORCH
	RFX	P		64	640	f	PORCH
	DK	P		280	4200	g	PORCH
	STP	P		64	260	h	PORCH
	CAN	P		280	2240	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	11510	93450	104960	4199.84
2021	11510	93450	104960	4221.86

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

			Sq-Ft	Value
Story Height 1Q				
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		
Central A/C	A		PUB ELECTRIC
Plumbing			PRIV WATER
Standard	1		PRIV SEWER
Extra 3 Fixture	1		PUB PAVED ST/RD
Extra 2 Fixture	2		Topo: ROLLING
			Neighborhood:
			Code: 700
			Dwl/Gar/NC% 1.5500

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1QB F			2622		C+	1997AV	264670	.24		311780
2	Shed	*SV	0	14X24	336			OLD/FR	400			400
3	Garage			20X30	600		D	1920FR	11520	.70		5360
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	8370	258060	230	7090
C 14	GWB	GLYNWOOD SILT LOAM	2.6734	7830	20930	1630	4360
C 15	GYB2	GLYNWOOD CLAY LOAM	1.8237	7280	13280	230	420
C 16	GYC2	GLYNWOOD CLAY LOAM	3.7389	6890	25760	230	860
C 39	PM	PEWAMO SILTY CLAY L	10.6736	9410	100440	230	2460
C 52	PKA	PEWAMO SICL 0-1% SL	1.4231	9410	13390	3450	4910
W 2	BOB	BLOUNT SILT LOAM, 2	.0756	4540	340	230	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.7779				
C 51	WSTL	WASTE LAND	.9200	170	160	50	50
C 14	GWB	GLYNWOOD SILT LOAM	9.6438	7830	75510	230	2220
C 52	PKA	PEWAMO SICL 0-1% SL	12.4179	9410	116850	230	2860
			77		646470	(100%)	47000
					226260	(35%)	16450

CAUV # 902

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