CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-040005.0000 RES
B18 2025

sale

2022	NEILL MICHAEL R & MAR	2017-09-05
2023	NEILL MICHAEL R & MAR	2017-09-05
2024	NEILL MICHAEL R & MAR	2017-09-05
2025	NEILL MICHAEL R & MARY	2017-09-05 E 1/2 NE 1/4 S4 3.00A
6111	TR 105	1SD
		$169,900

KENTON OH 43326

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

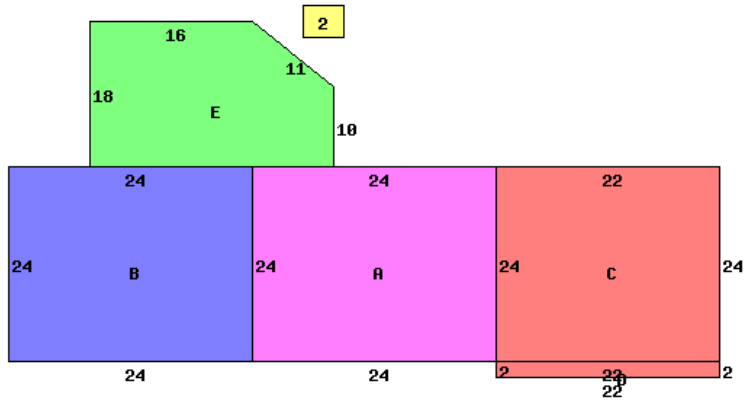
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	135710	150630	150630	150630	150640
Totl100%	154310t	175630t	175630t	175630t	175640t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	47500	52720	52720	52720	52720
Totl 35%	54010t	61470t	61470t	61470t	61470t
Hmstd35%	48520	52900	52900	52900	
Owner Oc	53.82	47.14	46.98	46.76	hmstd 5250 l 47650 b
Hmstd RB					
Net Tax	2349.58	2131.68	2273.10	2264.18	
Sp-Asmnt	21.00	21.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		576		a	*MAIN
	F	G		576	13820	b	GRAGE
1 B	F	A		528		c	ADDTN
1	F	A		44		d	ADDTN
	DK	P		400	6000	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
429	1	2017-09-05	NEILL MICHAEL R & MARY E	1SD	169900	16510	106370
46	1	2007-07-03	COX HEATHER	1AF	0	16510	106370
341	1	2007-07-03	COX DELMAR D & HEATHER R	1SD	150000	13910	107910
428	2	2006-10-17	NICHOLS RANDOLPH W ETAL	2AF *	0	13910	119110
488	4	1999-08-16	NICHOLS RANDOLPH W ET A	4AF *	0	8710	71800
413	1	1997-09-29	NICHOLS RANDOLPH W & JUL	1QC *	0	79800	66740

Year	Land	Bldg	Total	Net Tax
2021	6510	47500	54010	2361.88
2020	6510	47500	54010	2371.42

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



6111 TR 105 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1148	105950
	Basement		528	10070
	Subtotal			116020
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	X X	528 sq ft	Basement Finish	5820
Floor/Carpet	X X		Fireplaces	2000
Floor/Concrete	X		Plumbing	2100
Floor/Tile-Lino	L T		Garages and Carports	13820
Number of Rooms	4 5		Extra Features	8800
Bedrooms	3 1		Total Value	148560
Fireplace			PUB ELECTRIC	
Openings	1		PRIV WATER	
Stacks	1		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
BASEBOARD			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		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	1 F/C		1676		C+	1976GD	163420	.30		136130
2	Pole Build		48X72	3456		C	1976AV	41470	.65		14510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-04-14 Lister: