CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-050016.0000 RES
C08 2026

sale

2023 REESE CHERYL A REVOC	1998-10-30	
2024 REESE CHERYL A REVOC	1998-10-30	
2025 REESE CHERYL A REVOC	1998-10-30	
2026 REESE CHERYL A REVOC TR	1998-10-30 PT SE 1/4 S5	1.50A
6495 CR 95	1QC	
	$0	
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	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	17510	17510	17510	17510		17510	19740	19750
Bldg100%	117000	117000	117000	117000		117000	152400	152390
Totl100%	134510t	134510t	134510t	134510t		134510t	172140t	172140t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	6910	6910
Bldg 35%	40950	40950	40950	40950		40950	53340	53340
Totl 35%	47080t	47080t	47080t	47080t		47080t	60250t	60250t
Hmstd35%	46200	46200	46200	46200		46200	59380	
Owner Oc	41.18	41.02	40.84	40.84	40.84	hmstd 5250 l	40950 b	
Hmstd RB	316.86	361.14	372.52	372.52	372.52			
Net Tax	1310.72	1374.80	1356.60	1356.60	1356.60			
Sp-Asmnt	36.00	27.00	36.00	36.00				

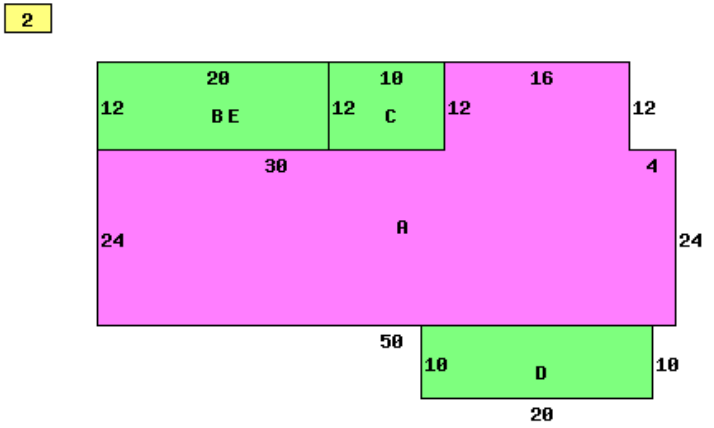
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1392		a	*MAIN
	PAT	P		240	720	b	PORCH
	EFP	P		120	4800	c	PORCH
	OFP	P		200	6000	d	PORCH
	CAN	P		240	1920	e	PORCH

#:18,19 L/W
080500180000 .402a
080500190000 .598a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
474	1	1998-10-30	REESE CHERYL A REVOC TRU	1QC *	0	9060	47430

Year	Land	Bldg	Total	Net Tax
2022	4940	37500	42440	1462.38
2021	4940	37500	42440	1470.02

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



6495 CR 95 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1392	110720
	Basement		1392	25770
	Subtotal			136490
Shingle	Roof	GABLE		

	B	1	2	U	A
Panelled Wall			X		
Unfinished Wall	X				
Floor/Carpet			X		
Floor/Concrete	X				
Floor/Tile-Lino			X		
Number of Rooms		2	6		
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
ELECTRIC					
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Fireplaces		2000
Air Conditioning		2420
Plumbing		1400
Extra Features		14540
Total Value		156850
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
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	1 B F		1392		C-	1971GD	141170	.35		142230
2	Garage		26X30	780		C	1971AV	18720	.65		10160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5000				5000	5000	2500	2500

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