

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-080024.0000
D23

RES
2025

sale

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

2022	WARMBROD JAMES	2015-08-10	
2023	WARMBROD JAMES	2015-08-10	
2024	WARMBROD JAMES	2015-08-10	
2025	WARMBROD JAMES	2015-08-10	PT NW4 SE4 S8 2.095A
	7570 TR 89	LWD	SEE PCL 08-080024.01 FOR
	ADA OH 45810	\$150,000	REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.1000	2.1000	2.1000	2.1000	
Land100%	15910	20510	20510	20510	20500
Bldg100%	146170t	169710t	169710t	169710t	169720t
Totl100%	162090t	190230t	190230t	190230t	190220t
Cauvl00%					
Tax Value:					
Land 35%	5570	7180	7180	7180	7170
Bldg 35%	51160	59400	59400	59400	59400
Totl 35%	56730t	66580t	66580t	66580t	66580t
Hmstd35%	54400	63060	63060	61940	
Owner Oc	60.34	56.20	56.00	54.76	hmstd 5250 l 56690 b
Hmstd RB					
Net Tax	2464.10	2303.76	2456.94	2448.28	
Sp-Asmnt	36.00	36.00	62.02	36.00	

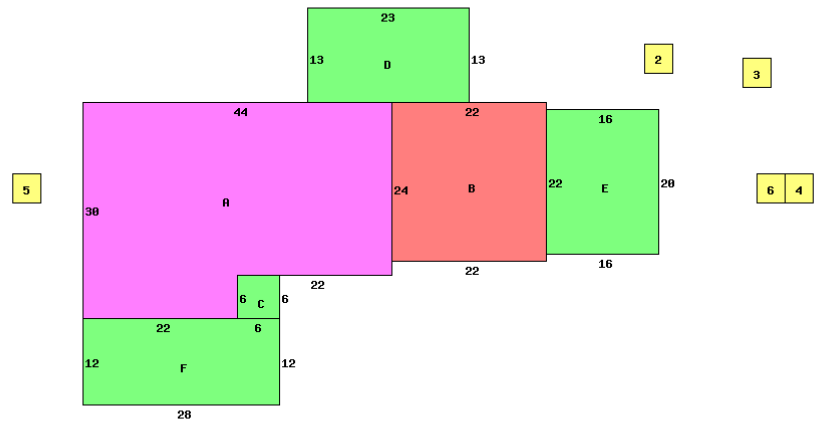
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1188		b	ADDTN
1	F	A		484		c	PORCH
	OFF	P		36	1080	d	PORCH
	EFF	P		299	11960	e	PORCH
	PAT	P		320	960	f	PORCH
	DK	P		336	5040		

#: 34 L/W
080800340000 1.095a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
384	1	2015-08-10	WARMBROD JAMES	LWD	150000	13800	106890
138	1	2000-03-10	HITES JEFFREY P	LWD	110000	10830	86430

Year	Land	Bldg	Total	Net Tax
2021	5570	51160	56730	2477.00
2020	5570	51160	56730	2486.98

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
120 STOLL - HOG CREEK			XA/2025
136 COONEY - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
170 DITCH 2 - 966 - HOG CREEK			XA/2025
241 GAMBLE - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



7570 TR 89 45810

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1672 125250
	Basement	1188 22130
	Subtotal	147380
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 2990
Floor/Hardwood	X	Plumbing 2100
Number of Rooms	1 6	Extra Features 19480
Bedrooms	3	Total Value 173950

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1672	672		C	1967VG		173950	.25		155250
2 Garage		24X28	672		C	1975AV		16130	.65		6720
3 Pole Build		24X36	864		C	1984AV		12960	.65		4540
4 POND	*.18A		0			OLD/		0			0
5 Shed	*PP	8X10	80			OLD/		0			0
6 P	DK	14X18	252		C	2020AV		3780	.15		3210
homesite		acres/	effective	depth	actual	effective	extended	true			
small acreage		frontage	frontage	depth	rate	rate	value	value			
		1.0000	15000	15000	5000	5000	5500	15000			
		1.1000	5000	5000	5000	5000	5500	5500			

Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 700
Standard	1	Dwl/Gar/NC% 1.1900
Extra 3 Fixture	1	

Call Back:	Sign: PSN Date: 2015-04-14	Lister:	08-080024.0000-v082020R
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