CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-080039.0000 RES
D10 2026

sale

2023 PEES RICHARD W & MARY	2016-03-30	
2024 PEES RICHARD W & MARY	2016-03-30	
2025 PEES RICHARD W & MARY	2016-03-30	
2026 PEES RICHARD W & MARY C	2016-03-30	PT SW 1/4 S8 7.27A
7561 TR 89	2QC	SEE PCL 08-080039.01 FOR
	$0	REST OF SPECIAL ASSESSMEN
ADA OH 45810		

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

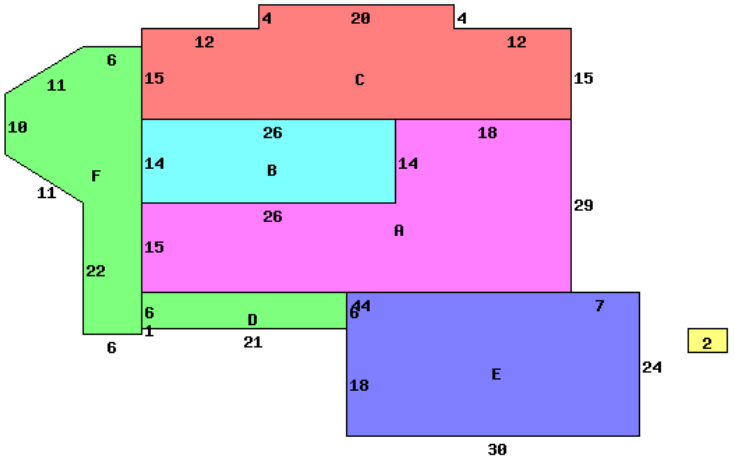
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	7.2700	7.2700	7.2700	7.2700	7.2700			
Land100%	36000	36000	36000	36000		36000	38260	38250
Bldg100%	327260	327260	327260	327260		327260	426260	426270
Totl100%	363260t	363260t	363260t	363260t		363260t	464510t	464520t
Cauv100%								
Tax Value:								
Land 35%	12600	12600	12600	12600		12600	13390	13390
Bldg 35%	114540	114540	114540	114540		114540	149190	149190
Totl 35%	127140t	127140t	127140t	127140t		127140t	162580t	162580t
Hmstd35%	119790	119790	119790	119790		119790	155230	
Owner Oc	106.76	106.36	105.90	105.90	105.90	hmstd 5250 l	114540 b	
Hmstd RB								
Net Tax	4399.76	4692.34	4673.88	4673.88	4673.88			
Sp-Asmnt	33.00	67.64	33.00	33.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		912		a	*MAIN
	CATH	X		364		b	OTHER
1 B	F	A		740		c	ADDTN
	OFP	P		126	3780	d	PORCH
	F	G		720	17280	e	GRAGE
	DK	P		432	6480	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
131	2	2016-03-30	PEES RICHARD W & MARY C	2QC *	0	23110	238660

Year	Land	Bldg	Total	Net Tax
2022	8820	106480	115300	5007.74
2021	8820	106480	115300	5033.98

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		



7561 TR 89 45810

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1652	123750
	Full Upper	FRAME	912	59960
	Basement		1652	30560
	Subtotal			214270
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Hardwood	X	Air Conditioning	4530
Floor/Carpet	X X	Plumbing	3500
Floor/Tile-Lino	X X	Garages and Carports	17280
Number of Rooms	4 3	Extra Features	10260
Bedrooms	1 3	Total Value	251840
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%	1.5500
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2564		B+	1996GD	352580	.22		426270
2	Shed	*NV	8X16	128			2012FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	6.0000				5000	3500	21000	21000
road	.2700							

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