CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-080051.0000 RES
D29 2026

sale

2023 MINTER JESSICA	2007-08-15	
2024 MINTER JESSICA	2007-08-15	
2025 MINTER JESSICA	2007-08-15	
2026 MINTER JESSICA	2007-08-15 N PT SW4 SE4 S8 3.50A	
7739 SR 309	1QC	
	$8,500	
ADA OH 45810		

Orig Tax Year 2008
Parent: 08-080013.0000

2028 SHEPHERD JESSICA A & CH	2026-09-24	
7739 SR 309	1SD	
ADA OH 45810		

Eff Rate: 39.01 41.29 41.12 41.13 a/r

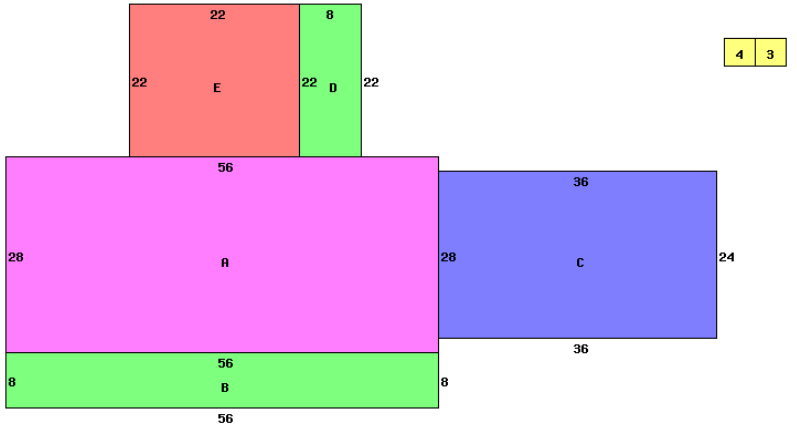
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.5000	3.5000	3.5000	3.5000	3.5000			
Land100%	27510	27510	27510	27510		27510	29740	29750
Bldg100%	215770	215770	215770	215770		215770	274660	274670
Totl100%	243290t	243290t	243290t	243290t		243290t	304400t	304420t
Cauv100%								
Tax Value:								
Land 35%	9630	9630	9630	9630		9630	10410	10410
Bldg 35%	75520	75520	75520	75520		75520	96130	96130
Totl 35%	85150t	85150t	85150t	85150t		85150t	106540t	106550t
Hmstd35%	75730	75730	73380	73380		73380	94780	
Owner Oc	67.48	67.24	64.88	64.88	64.88	hmstd 5250 l	68130 b	
Hmstd RB								
Net Tax	2950.70	3146.60	3136.30	3136.30	3136.30			
Sp-Asmnt	28.65	62.62	62.62	62.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1568		a	*MAIN
	OFP	P		448	13440	b	PORCH
	F	G		864	20740	c	GRAGE
	DK	P		176	2640	d	PORCH
1	F/C	A		484		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
451	1	2026-09-24	SHEPHERD JESSICA A & CHAD	1SD *	0	27510	215770
420	1	2007-08-15	MINTER JESSICA	1QC	8500	0	0

Year	Land	Bldg	Total	Net Tax
2022	7040	63250	70290	3057.78
2021	7040	63250	70290	3073.78

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
136 COONEY - SCIOTO	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



7739 SR 309 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2052	139760
	Basement		1568	29010
	Subtotal			168770
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3650
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	20740
Floor/Concrete	X	Extra Features	16080
Floor/Tile-Lino	X	Total Value	211340
Number of Rooms	1 6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	700
Extra 3 Fixture	1	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		2052		C-	2007GD	190210	.14		253550		
2	Shed	*PP	6X8	48			2011AV	0			0		
3	Pole Build		30X40	1200		C	2018AV	18000	.20		14400	CONCRET FL	ELECTRIC
4	P	OFP		280		C	2018AV	8400	.20		6720		

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.5000				5000	5000	12500	12500

Call Back: Sign: PSN Date: 2018-05-25 Lister: