

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-090002.0000
E05

AGR
2025

sale

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

2022 HARROLD LOU ANN	2009-07-21
2023 HARROLD LOU ANN	2009-07-21
2024 HARROLD LOU ANN TRUST	2023-03-22
2025 D & R AG LLC	2024-12-17 PT W 1/2 S9 184.00A
7712 CR 95	6WD
ADA OH 45810	\$5,760,000

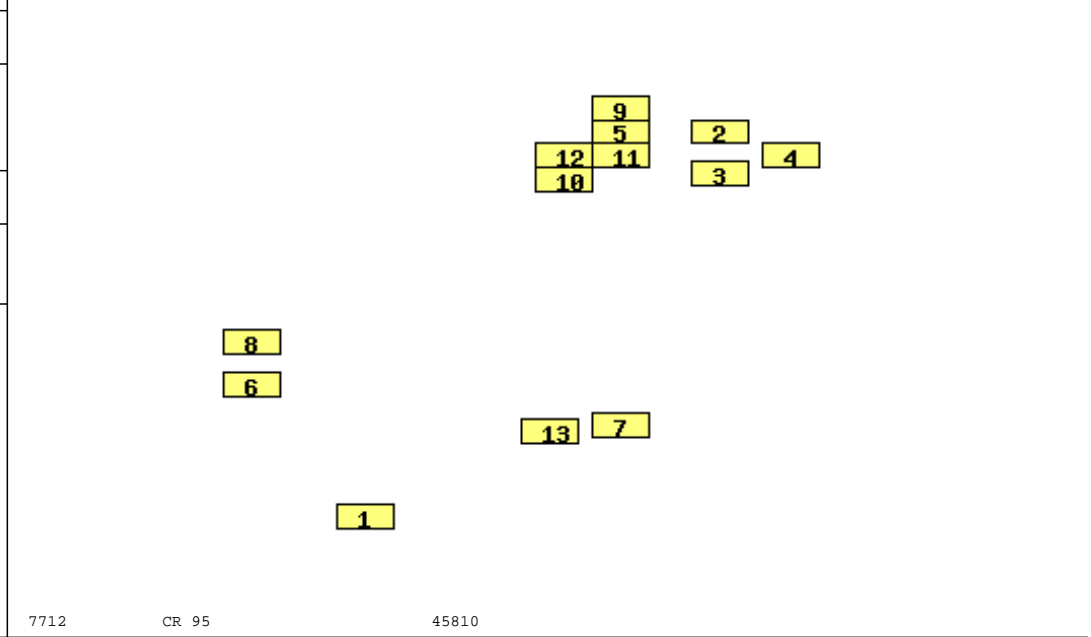
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	199	199	199	199	199	199
Acres	184.0000	184.0000	184.0000	184.0000	184.0000	
Land100%	995170	1088660	1088660	1088660	493540	1088670
Bldg100%	52830	74340	74340	74340	74340	74350
Totl100%	1048000t	1163000t	1163000t	1163000t	567890t	1163020t
Cauv100%	246800	493540	493540	493540		493540
Tax Value:						
Land 35%	86380	172740	172740	172740	172740	381030
Bldg 35%	18490	26020	26020	26020	26020	26020
Totl 35%	104870t	198760t	198760t	198760t	198760t	407060t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	4666.64	7045.10	7501.86	7472.30	7472.30	
Cauv Sav	11655.70	7382.92	7861.56	7830.58		
Sp-Asmnt	87.26	87.26	111.38	138.26		

MOBILE HOME ACCT: 08-0112 TITLE: 33-00415201 2000 PATRIOT
080900030000 50.00a
080900040000 94.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
562	6	2024-12-17	D & R AG LLC	6WD	5760000	1088660	74340
488	6	2024-11-07	SPANGLER WESTERHAUSEN STA	6AF *	0	1088660	74340
110	4	2023-03-22	HARROLD LOU ANN TRUSTEE	4WD *	0	995170	52830
222	4	2009-07-21	HARROLD LOU ANN	4CT *	0	423460	42660
221	4	2009-07-21	HARROLD LOU ANN	4CT *	0	423460	42660
227	4	1998-05-13	PUTNAM DONALD L & CAROLY	4QC *	0	221630	113690

Year	Land	Bldg	Total	Net Tax
2021	86380	18490	104870	4691.14
2020	86380	18490	104870	4709.98

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
120 STOLL - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021



7712 CR 95 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
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	MH/LRE	*	16X66	1056				2000AV		0			0
2	Silo	C/G0	20X60	0			C	1955AV		11900	.65	.50	2080
3	Silo	C/G0	20X50	0			C	1967AV		9900	.65	.50	1730
4	Silo	C/G0	20X50	0			C	1969AV		9900	.65	.50	1730
5	Pole Build	2	210X44	9240			C	1955AV		110880	.65		38810
6	Pole Build		50X78	3900			C	1977AV		46800	.65		16380
7	Shed	*SV	16X30	480				OLD/FR		500			500
8	Grain Bin	*PP	0	27X10	270		C	1970FR		0			0
9	Lean-To	2	210X16	3360			C	1955FR		26880	.70	.50	4030
10	Shed		30X35	1050			C	OLD/FR		12600	.70	.50	1890
11	Milk Parlo		18X78	1404			C	1955FR		21060	.70	.50	3160
12	Shed		30X50	1500			C	OLD/FR		18000	.70	.50	2700
13	Shed		10X20	200			D	2014AV		1920	.30		1340

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	12.7819	6030	77070	2660	34000
C 2	BOB BLOUNT SILT LOAM, 2	121.9783	5770	703810	2360	287870
C 14	GNB GLYNWOOD SILT LOAM	1.6659	5400	9000	1750	2920
C 39	PM PEWAMO SILTY CLAY L	24.2239	6490	157210	3560	86240
C 52	PKA PEWAMO SICL 0-1% SL	18.7436	6490	121650	3560	66730
W 2	BOB BLOUNT SILT LOAM, 2	1.5012	3130	4700	470	710
W 39	PM PEWAMO SILTY CLAY L	.0419	5370	230	1670	70
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.0633				

184 1088670 (100%) 493540 CAUV # 4458
381030 (35%) 172740