CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-090013.0000 AGR
E01 2026

sale

2023 HENSEL STEPHEN D		2018-04-10
2024 HENSEL STEPHEN D		2018-04-10
2025 HENSEL STEPHEN D		2018-04-10
2026 HENSEL STEPHEN D		2018-04-10 PT NE 1/4 S9 20.24A
8776 TR 80		8CT SEE 08-090013.01 FOR REST
		$0 OF SPECIAL ASSESSMENTS
ADA OH 45810		

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

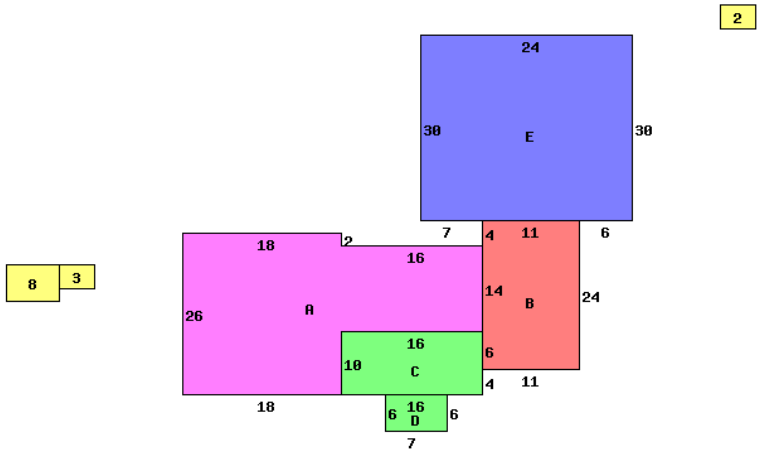
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	20.2400	20.2400	20.2400	20.2400	20.2400			
Land100%	130570	130570	130570	130570		130570	189310	189320
Bldg100%	151000	151000	151000	151000		151000	172030	172040
Totl100%	281570t	281570t	281570t	281570t		281570t	361340t	361360t
Cauv100%	70630	70630	70630	70630		130570	189310	75200
Tax Value:								
Land 35%	24720	24720	24720	24720		24720	26320	66260
Bldg 35%	52850	52850	52850	52850		52850	60210	60210
Totl 35%	77570t	77570t	77570t	77570t		77570t	86530t	126480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2749.50	2927.76	2916.22	2916.22	2916.22			
Cauv Sav	1194.80	743.64	791.84	788.72				
Sp-Asmnt	34.00	27.00	32.49	32.49				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		692		a	*MAIN
1	F/C	A		264		b	ADDTN
	EFP	P		160	6400	c	PORCH
	STP	P		42	170	d	PORCH
	F2	G		720	17280	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
124	8	2018-04-10	HENSEL STEPHEN D	8CT *	0	117770	119400
262	0	1987-04-13		*	114000	0	73910

Year	Land	Bldg	Total	Net Tax
2022	14580	44080	58660	2610.34
2021	14580	44080	58660	2624.04

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			
351	AULT-BLANCHARD RIVER	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			



8776 TR 80 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	956	100360
	Part Upper	FRAME	692	39740
	Subtotal			140100
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	2990
Panelled Wall	X	Garages and Carports	17280
Unfinished Wall	X	Extra Features	6570
Floor/Pine	X X	Total Value	166940
Floor/Carpet	X		
Number of Rooms	1 4 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1T F		1648		C	1900FR	166940	.65		90570	
2	Pole Build		28X36	1008		C	1900GD	12100	.60		4840	
3	Pole Build		60X80	4800		C	2007AV	57600	.45		31680	
8	Pole Build	1	152X64	9728		C	2007AV	81720	.45		44950	2 SIDE OPN

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	5.4197	8740	47370	2550	13820
C	2	BOB	BLOUNT SILT LOAM, 2	5.2843	8370	44230	2230	11780
C	39	PM	PEWAMO SILTY CLAY L	8.0434	9410	75690	3450	27750
C	52	PKA	PEWAMO SICL 0-1% SL	.0301	9410	280	3450	100
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.4625				
				20.24		189320	(100%)	75200 CAUV # 653
						66260	(35%)	26320

Call Back: Sign: PSN Date: 2015-04-15 Lister:

08-090013.0000-v082020R