CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-090018.0000 RES
E14 2026

## sale

| | | |
|---|---|---|
| 2023 GEBERIN CRAIG | | 2019-12-31 |
| 2024 GEBERIN CRAIG | | 2019-12-31 |
| 2025 GEBERIN CRAIG | | 2019-12-31 |
| 2026 GEBERIN CRAIG | | 2019-12-31 PT S1/2 SE1/4 NE1/4 S9 |
| 7431 TR 105 | | 1WD 3.00A |
| | | $123,800 |
| KENTON OH 43326 | | |

## 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 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | | | |
| Land100% | 25000 | 25000 | 25000 | 25000 | | 25000 | 27260 | 27250 |
| Bldg100% | 160830 | 160830 | 160830 | 160830 | | 160830 | 197910 | 197910 |
| Totl100% | 185830t | 185830t | 185830t | 185830t | | 185830t | 225170t | 225160t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8750 | 8750 | 8750 | 8750 | | 8750 | 9540 | 9540 |
| Bldg 35% | 56290 | 56290 | 56290 | 56290 | | 56290 | 69270 | 69270 |
| Totl 35% | 65040t | 65040t | 65040t | 65040t | | 65040t | 78810t | 78810t |
| Hmstd35% | 48140 | 48140 | 48140 | 48140 | | 48140 | 61900 | |
| Owner Oc | 42.90 | 42.74 | 42.56 | 42.56 | 42.56 | hmstd 5250 l | 42890 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2262.46 | 2412.08 | 2402.58 | 2402.58 | 2402.58 | | | |
| Sp-Asmnt | 31.00 | 27.00 | 30.00 | 30.00 | | | | |

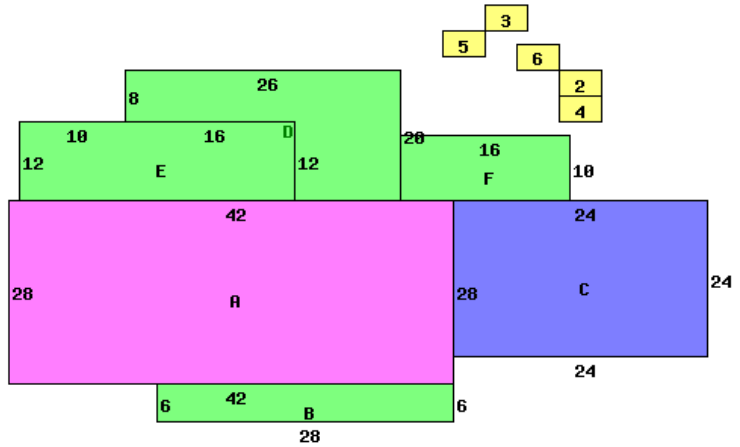
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F | M | | 1176 | | a | *MAIN |
| | OFP | P | | 168 | 5040 | b | PORCH |
| | F2 | G | | 576 | 13820 | c | GRAGE |
| | DK | P | | 328 | 4920 | d | PORCH |
| | EFP | P | | 312 | 12480 | e | PORCH |
| | PAT | P | | 160 | 480 | f | PORCH |

gas fireplace

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 586 | 1 | 2019-12-31 | GEBERIN CRAIG | 1WD | 123800 | 18000 | 107860 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6510 | 41320 | 47830 | 2083.40 |
| 2021 | 6510 | 41320 | 47830 | 2094.32 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | |
| 286 | DEARDORFF #1024 - BLANCHARD | XA/2025 | | |
| 351 | AULT-BLANCHARD RIVER | XA/2025 | | |




7431 TR 105 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1176 | 104180 |
| | Subtotal | | | 104180 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Plumbing | 2100 |
| Floor/Hardwood | X | Garages and Carports | 13820 |
| Floor/Carpet | X | Extra Features | 22920 |
| Floor/Tile-Lino | X | Total Value | 143020 |
| Number of Rooms | 5 | | |
| Bedrooms | 3 | PUB ELECTRIC | |
| | | PRIV WATER | |
| Central Heat | A | PRIV SEWER | |
| ELECTRIC | | PUB PAVED ST/RD | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra 3 Fixture | 1 | Code: | 700 |
| | | 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 F | | 1176 | | C | 1981GD | 143020 | .28 | | 159610 | |
| 2 | Pole Build | | 36X68 | 2448 | | C | 1985AV | 29380 | .65 | | 10280 | |
| 3 | Pole Build | | 40X76 | 3040 | | C | 1992FR | 29180 | .70 | | 8750 | 1 SIDE OPN |
| 4 | Lean-To | | 10X30 | 300 | | C | 1985AV | 2400 | .65 | | 840 | |
| 5 | Lean-To | | 20X76 | 1520 | | C | 2017AV | 12160 | .20 | | 9730 | |
| 6 | Lean-To | | 20X68 | 1360 | | C | 2017AV | 10880 | .20 | | 8700 | |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 2.0000 | | | | 5000 | 5000 | 10000 | 10000 |

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

08-090018.0000-v082020R