CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-110008.0000 AGR
F03 2026

sale

2023 AULT MICHAEL VIRDEN E	2017-02-09	
2024 AULT MICHAEL VIRDEN E	2017-02-09	
2025 AULT MICHAEL VIRDEN E	2017-02-09	
2026 AULT MICHAEL VIRDEN ETA	2017-02-09 PT W 1/2 S11	135.00A
7348 CR 115	1CT	
	$0	
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	111	111	111	111	0	111	111	111
Acres	135.0000	135.0000	135.0000	135.0000	135.0000			
Land100%	763690	763690	763690	763690		763690	1107370	1107360
Bldg100%	137660	137660	137660	137660		137660	173830	173830
Totl100%	901340t	901340t	901340t	901340t		901340t	1281200t	1281190t
Cauv100%	352940	352940	352940	352940		763690	1107370	338380
Tax Value:								
Land 35%	123530	123530	123530	123530		123530	118430	387580
Bldg 35%	48180	48180	48180	48180		48180	60840	60840
Totl 35%	171710t	171710t	171710t	171710t		171710t	179270t	448420t
Hmstd35%	47090	47090	47090	47090		47090	62100	
Owner Oc	41.96	41.82	41.64	41.64	41.64	hmstd 5250 l	41840 b	
Hmstd RB	316.86	361.14						
Net Tax	5727.50	6077.94	6413.74	6413.74	6413.74			
Cauv Sav	8004.96	5095.60	5425.98	5404.60				
Sp-Asmnt	305.58	297.58	372.19	372.19				

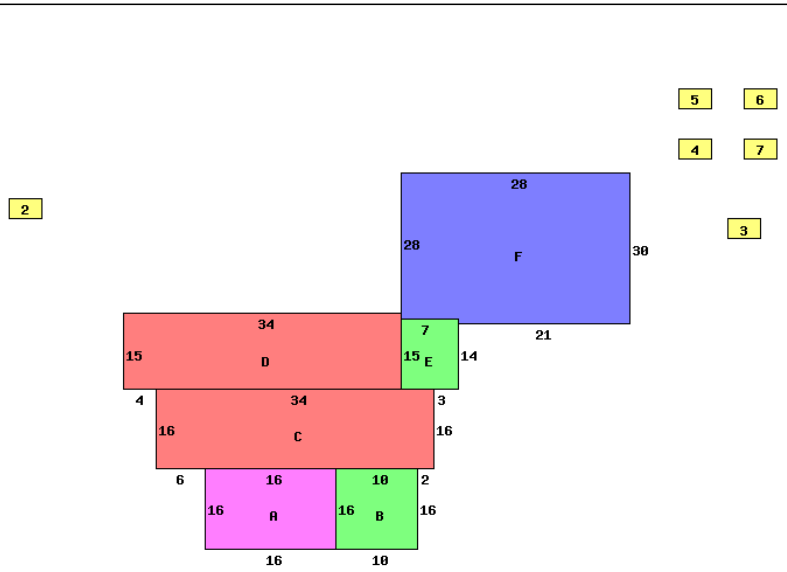
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		256		a	*MAIN
	EFP	P		160	6400	b	PORCH
2 B	F	A		544		c	ADDTN
1 B	F	A		510		d	ADDTN
	EFP	P		98	3920	e	PORCH
	F2	G		833	19990	f	GRAGE

#: 9 L/W
081100090000 55.00a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
58	1	2017-02-09	AULT MICHAEL VIRDEN ETAL	1CT	*	0	506800	79970
247	1	1995-04-05	AULT VIRDEN	QC	*	0	131400	61800

Year	Land	Bldg	Total	Net Tax
2022	64310	33580	97890	3938.60
2021	64310	33580	97890	3959.26

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			



7348 CR 115 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1310	105000
	Full Upper	FRAME	800	58540
	Basement		1310	24250
	Subtotal			187790
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		X	X		
Number of Rooms		1	5	3	
Bedrooms		1	3		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Air Conditioning	3710
Plumbing	1400
Garages and Carports	19990
Extra Features	10320
Total Value	223210
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
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	2 B F		2110		C	1900AV	223210	.55		155690
2	Quonset		28X40	1120		C	OLD/AV	13440	.65		4700
3	Pole Build		40X80	3200		C	1968AV	38400	.65		13440
4	Grain Bin	*PP	18X12	216		C	1900FR	0			0
5	Grain Bin	*PP 0	27X14	378		C	1982FR	0			0
6	Grain Bin	*PP 0	18X10	180		C	1900FR	0			0
7	Grain Bin	*PP 0	18X10	180		C	1900FR	0			0

Tab	#	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	28.1802	8740	246290	2550	71860
C	2	BOB	BLOUNT SILT LOAM, 2	34.6979	8370	290420	2230	77380
C	14	GWB	GLYNWOOD SILT LOAM	5.6348	7830	44120	1630	9190
C	39	PM	PEWAMO SILTY CLAY L	.0253	9410	240	3450	90
C	51	WSTL	WASTE LAND	1.0000	170	170	50	50
C	52	PKA	PEWAMO SICL 0-1% SL	44.7664	9410	421250	3450	154440
W	2	BOB	BLOUNT SILT LOAM, 2	12.0932	4540	54900	230	2780
W	39	PM	PEWAMO SILTY CLAY L	.1517	7790	1180	230	40
W	52	PKA	PEWAMO SICL 0-1% SL	3.4706	7790	27040	230	800
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	2.9799				
	970	DROW	DITCH RIGHT OF WAY	1.0000				
				135		1107360	(100%)	338380
						387580	(35%)	118430

CAUV # 756

Call Back: Sign: PSN Date: 2015-04-16 Lister: