CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-130022.0000 RES
G20 2026

sale

2023	KUHLMAN SCOTT & SHANN	1999-08-20
2024	KUHLMAN SCOTT & SHANN	1999-08-20
2025	KUHLMAN SCOTT & SHANN	1999-08-20
2026	KUHLMAN SCOTT & SHANNON	1999-08-20 PT W2 NW4 S13 3.787A
	8304 TR 125	1SD
		$32,500
	KENTON OH 43326	

Orig Tax Year 2000
Parent: 08-130001.0000

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

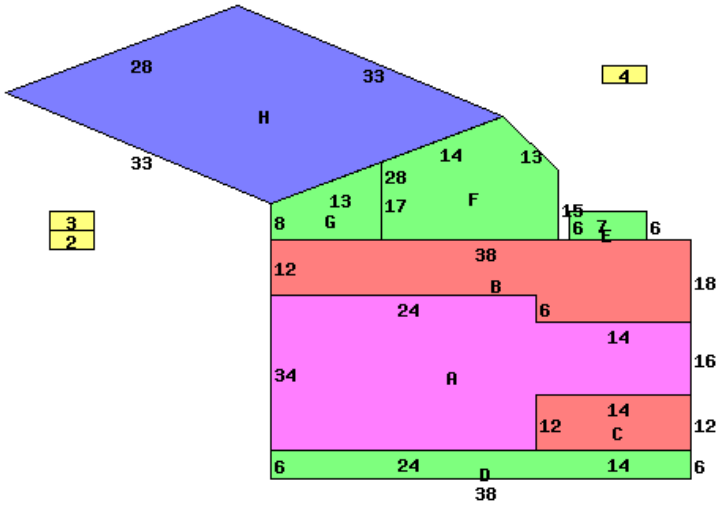
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.7870	3.7870	3.7870	3.7870	3.7870			
Land100%	28940	28940	28940	28940		28940	31200	31190
Bldg100%	203490	203490	203490	203490		203490	262660	262650
Totl100%	232430t	232430t	232430t	232430t		232430t	293860t	293840t
Cauv100%								
Tax Value:								
Land 35%	10130	10130	10130	10130		10130	10920	10920
Bldg 35%	71220	71220	71220	71220		71220	91930	91930
Totl 35%	81350t	81350t	81350t	81350t		81350t	102850t	102840t
Hmstd35%	73710	73710	73710	73710		73710	95210	
Owner Oc	65.68	65.44	65.16	65.16	65.16	hmstd 5250 l	68460 b	
Hmstd RB								
Net Tax	2817.80	3004.98	2993.16	2993.16	2993.16			
Sp-Asmnt	28.74	24.74	25.67	25.67				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1040		a	*MAIN
1	F/C	A		540		b	ADDTN
1	F/S	A		168		c	ADDTN
	OFP	P		228	6840	d	PORCH
	DK	P		42	630	e	PORCH
	PAT	P		347	1040	f	PORCH
	EBW	P		125	5000	g	PORCH
+	F	G		960	23040	h	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
488	1	1999-08-20	KUHLMAN SCOTT & SHANNON	1SD	32500	0	0

Year	Land	Bldg	Total	Net Tax
2022	7340	50800	58140	2528.18
2021	7340	50800	58140	2541.42

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



8304 TR 125 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1748	129140
	Full Upper	FRAME	1040	62760
	Qtr Story	FRAME	960	3830
	Basement		784	14670
	Subtotal			210400
Metal	Roof	MANSARD		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet			X	X	
Number of Rooms	2	5	4		
Bedrooms			4		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100
Garages and Carports	23040
Extra Features	13510
Total Value	249050
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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		2788		C+	OLD/GD	273960	.40		254780
2	Flat Barn		40X60	2400		D	1925GD	23040	.80	.50	2300
3	Lean-To		30X70	2100		C	OLD/GD	16800	.60	.50	3360
4	Shed		16X24	384		D	2009AV	3690	.40		2210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.7870				5000	5000	13940	13940

Call Back: Sign: PSN Date: 2015-04-20 Lister: