CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-140002.0000 AGR
G37 2026

sale

2023 FINK RICHARD W & ALMA
2024 FINK RICHARD W & ALMA
2025 FINK RICHARD W & ALMA
2026 FINK RICHARD W & ALMA J PT NW 1/4 S14 15.00A
8282 CR 115 SEE 08-140002.0100 FOR
$0 REST OF SPECIAL ASSESSMEN
KENTON OH 43326

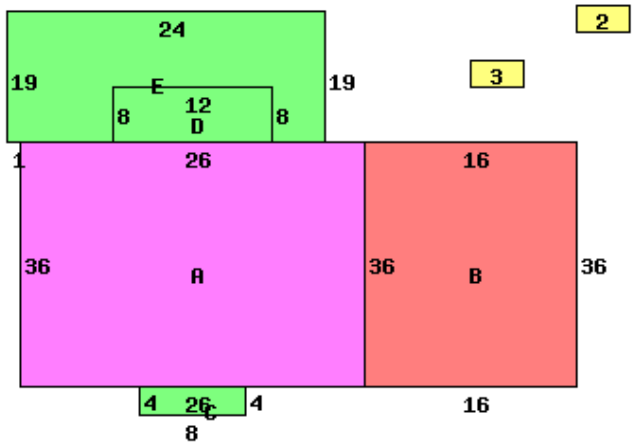
Eff Rate:- 39.01 41.29 41.12 41.13 a/r

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 0 | 111 | 111 | 111 |
| Acres | 15.0000 | 15.0000 | 15.0000 | 15.0000 | 15.0000 | | | |
| Land100% | 96970 | 96970 | 96970 | 96970 | | 96970 | 140600 | 140600 |
| Bldg100% | 97860 | 97860 | 97860 | 97860 | | 97860 | 127060 | 127070 |
| Totl100% | 194830t | 194830t | 194830t | 194830t | | 194830t | 267660t | 267670t |
| Cauv100% | 52510 | 52510 | 52510 | 52510 | | 96970 | 140600 | 56940 |
| Tax Value: | | | | | | | | |
| Land 35% | 18380 | 18380 | 18380 | 18380 | | 18380 | 19930 | 49210 |
| Bldg 35% | 34250 | 34250 | 34250 | 34250 | | 34250 | 44470 | 44470 |
| Totl 35% | 52630t | 52630t | 52630t | 52630t | | 52630t | 64400t | 93680t |
| Hmstd35% | 39040 | 39040 | 39040 | 39040 | | 39040 | 51630 | |
| Owner Oc | 34.80 | 34.66 | 34.52 | 34.52 | 34.52 | hmstd 5250 l | 33790 b | |
| Hmstd RB | 316.86 | 361.14 | 372.52 | 372.52 | 372.52 | | | |
| Net Tax | 1513.82 | 1590.64 | 1571.56 | 1571.56 | 1571.56 | | | |
| Cauv Sav | 870.84 | 551.54 | 587.28 | 584.98 | | | | |
| Sp-Asmnt | 49.26 | 49.26 | 37.74 | 37.74 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 936 | | a | *MAIN |
| 1 | F | A | | 576 | | b | ADDTN |
| | STP | P | | 32 | 130 | c | PORCH |
| | EFP | P | | 96 | 3840 | d | PORCH |
| | DK | P | | 360 | 5400 | e | PORCH |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 11110 | 23180 | 34290 | 1116.16 |
| 2021 | 11110 | 23180 | 34290 | 1121.98 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 129 | HEATH - BLANCHARD DIST | XA/2025 | | |
| 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 | | |
| 353 | COLE-BLANCHARD RIVER | XA/2025 | | |




8282 CR 115 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1512 | 119420 |
| | Basement | | 936 | 17480 |
| | Subtotal | | | 136900 |
| Metal | Roof | GABLE | | |

| | B | 1 | 2 | U | A | | |
|---|---|---|---|---|---|---|---|
| Plaster/Drywall | | X | | | | Air Conditioning | 2570 |
| Panelled Wall | | X | | | | Plumbing | 1400 |
| Floor/Hardwood | | | | X | | Extra Features | 9370 |
| Floor/Pine | | X | | X | | Total Value | 150240 |
| Floor/Carpet | | X | | | | | |
| Number of Rooms | 1 | 6 | | | | PUB ELECTRIC | |
| Bedrooms | | 2 | | | | PUB GAS | |
| | | | | | | PRIV WATER | |
| Central Heat | | A | | | | PRIV SEWER | |
| FORCED AIR | | | | | | PUB PAVED ST/RD | |
| Central A/C | | A | | | | | |
| Plumbing | | | | | | Neighborhood: | |
| Standard | 1 | | | | | Code: | 700 |
| Extra 2 Fixture | 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 | 1 B F | | 1512 | | C- | 1925GD | 135220 | .40 | | 125760 |
| 2 | Flat Barn | | 20X44 | 880 | | D | OLD/FR | 8450 | .80 | .50 | 850 |
| 3 | Shed | | 10X16 | 160 | | D | OLD/FR | 1540 | .70 | | 460 |

| Tab # | | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C 1 | BOA | BLOUNT SILT LOAM 0- | | 9.1890 | 8740 | 80310 | 2550 | 23430 |
| C 17 | HKA | HASKINS SILT LOAM 0 | | .0697 | 8560 | 600 | 2830 | 200 |
| C 39 | PM | PEWAMO SILTY CLAY L | | 3.2655 | 9410 | 30730 | 3450 | 11270 |
| W 1 | BOA | BLOUNT SILT LOAM 0- | | .8903 | 5230 | 4660 | 230 | 210 |
| W 17 | HKA | HASKINS SILT LOAM 0 | | .0847 | 5840 | 490 | 230 | 20 |
| W 39 | PM | PEWAMO SILTY CLAY L | | .2643 | 7790 | 2060 | 230 | 60 |
| 670 | HSITE | HOMESITE | | 1.0000 | 21750 | 21750 | 21750 | 21750 |
| 980 | ROAD | ROAD | | .2365 | | | | |
| | | | | 15 | | 140600 | (100%) | 56940 |
| | | | | | | 49210 | ( 35%) | 19930 |

CAUV # 1455

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