

CESSNA TWP  
NORTHERN SD

00080

Hardin County, Ohio  
Michael T. Bacon, Auditor

08-150004.0000  
H57

AGR  
2025

sale

Eff Rate:- 48.94 — 39.01 — 41.29 — 41.13 — a/r

2022 LUDWIG LARRY L & TAMM	2021-04-08
2023 LUDWIG LARRY L & TAMM	2021-04-08
2024 LUDWIG LARRY L & TAMM	2021-04-08
2025 LUDWIG TAMMY M	2024-01-19 PT NW 1/4 S15 60.00A
8171 CR 115	5AF SEE 08-150004.01 FOR REST
KENTON OH 43326	\$0 OF SPECIAL ASSESSMENTS

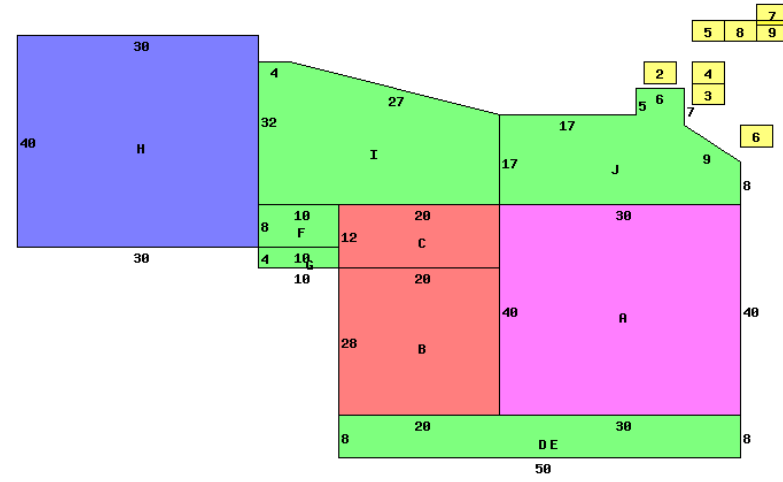
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	60.0000	60.0000	60.0000	60.0000	
Land100%	322600	353690	353690	353690	353690
Bldg100%	211770	285890	285890	285890	285890
Totl100%	534370t	639570t	639570t	639570t	639580t
Cauv100%	94630	173310	173310	173310	173320
Tax Value:					
Land 35%	33120	60660	60660	60660	123790
Bldg 35%	74120	100060	100060	100060	100060
Totl 35%	107240t	160720t	160720t	160720t	223850t
Hmstd35%	53660	75080	75080	75080	
Owner Oc	59.52	66.92	66.66	66.38	hmstd 5250 l 69830 b
Hmstd RB					
Net Tax	4712.58	5629.84	5999.44	5975.82	
Cauv Sav	3550.60	2237.66	2382.74	2373.34	
Sp-Asmnt	50.37	128.84	131.20	159.51	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1200		b	ADDTN
2 B	F	A		560		c	ADDTN
1 B	F	A		240		d	PORCH
	DK	P		400	6000	e	PORCH
	CAN	P		400	3200	f	PORCH
	FFP	P		80	3200	g	PORCH
	OFFP	P		40	1200	h	GRAGE
	F	G		1200	28800	i	PORCH
	PAT	P		680	2040	j	PORCH
	DK	P		502	7530		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
34	5	2024-01-19	LUDWIG TAMMY M	5AF *	0	353690	285890
140	8	2021-04-08	LUDWIG LARRY L & TAMMY M	8SD *	0	322600	195340
128	5	2005-04-15	LUDWIG LARRY	5CT *	0	104710	59940
701	1	1990-08-31		1UN *	0	0	88110

Year	Land	Bldg	Total	Net Tax
2021	33120	68370	101490	4480.06
2020	33120	68370	101490	4498.08

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				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



8171 CR 115 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	2000 137860
	Full Upper	FRAME	560 46110
	Basement		2000 36860
	Subtotal		220830
Metal	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	4510
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X X	Garages and Carports	28800
Floor/Carpet	X	Extra Features	23170
Number of Rooms	6 2	Total Value	279410
Bedrooms	1 2		
Central Heat	A	PUB ELECTRIC	
F/A ELECT		PRIV WATER	
Heat Pump	A	PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Neighborhood:	
Standard	1	Code:	700
Extra 2 Fixture	1	Dwl/Gar/NC%	1.1900
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	2560			C	1920GD		279410	.40		199500
3 Pole Build		30X60	1800		C	1956AV		21600	.65		7560
4 Lean-To		20X60	1200		D	2004AV		7680	.50		3840
5 Shed		15X18	270		D	2009AV		2590	.40		1550
6 Pool	*PP		0			OLD/		0			0
7 Pole Build		1 120X60	7200		C	2010AV		86400	.40		51840
8 Lean-To		14X16	224		D	2010AV		1430	.40		860
9 Lean-To		24X120	2880		C	2021AV		23040	.10		20740

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	24.8124	6030	149620	2660	66000
C 2	BOB BLOUNT SILT LOAM, 2	9.7893	5770	56480	2360	23100
C 17	HKA HASKINS SILT LOAM 0	3.4313	5900	20240	2950	10120
C 52	PKA PEWAMO SICL 0-1% SL	16.3007	6490	105790	3560	58030
W 1	BOA BLOUNT SILT LOAM 0-	.1568	3610	570	770	120
W 2	BOB BLOUNT SILT LOAM, 2	1.7819	3130	5580	470	840
W 17	HKA HASKINS SILT LOAM 0	.1022	4030	410	1060	110
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.6254				

		60	353690	(100%)	173320	CAUV # 3357
			123790	( 35%)	60660	