CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-150005.0000 AGR
H55 2026

sale

2023 ARN RONALD K	2018-05-31	
2024 ARN RONALD K	2018-05-31	
2025 ARN RONALD K	2018-05-31	
2026 ARN RONALD K	2018-05-31	PT NE 1/4 S15 70.00A
8421 CR 115	3CT	SEE PCL 08-150005.01 FOR
	$0	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

2028 ARN GREGORY A	2026-01-30	
8421 CR 115	2AF	
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	70.0000	70.0000	70.0000	70.0000	70.0000			
Land100%	400090	400090	400090	400090		400090	580230	580230
Bldg100%	160110	160110	160110	160110		160110	202310	202320
Totl100%	560200t	560200t	560200t	560200t		560200t	782540t	782550t
Cauv100%	163090	163090	163090	163090		400090	580230	160650
Tax Value:								
Land 35%	57080	57080	57080	57080		57080	56230	203080
Bldg 35%	56040	56040	56040	56040		56040	70810	70810
Totl 35%	113120t	113120t	113120t	113120t		113120t	127040t	273890t
Hmstd35%	54060	54060	54060	54060		54060	71190	
Owner Oc	48.18	48.00	47.80	47.80	47.80	hmstd 5250 l	48810 b	
Hmstd RB	316.86	361.14	372.52	372.52	372.52			
Net Tax	3644.54	3860.38	3832.38	3832.38	3832.38			
Cauv Sav	4463.72	2940.20	3130.80	3118.46				
Sp-Asmnt	59.78	59.78	41.13	41.13				

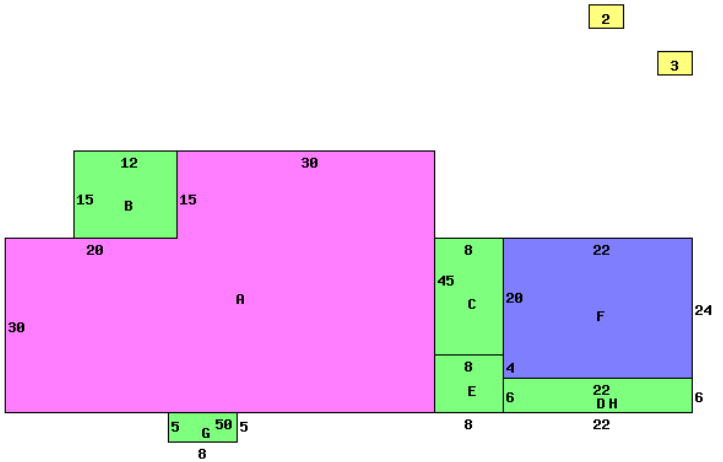
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1950		a	*MAIN
	EFP	P		180	7200	b	PORCH
	EBW	P		160	6400	c	PORCH
	RFX	P		132	1320	d	PORCH
	OFP	P		80	2400	e	PORCH
	B2	G		528	14780	f	GRAGE
	STP	P		40	160	g	PORCH
	PAT	P		132	400	h	PORCH

#: 6 L/W
0815000600000 40.00a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
65	2	2026-01-30	ARN GREGORY A	2AF	*	0	400090	160110
201	3	2018-05-31	ARN RONALD K	3CT	*	0	364460	122740

Year	Land	Bldg	Total	Net Tax
2022	27460	47360	74820	2897.68
2021	27460	47360	74820	2912.86

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
129	HEATH - BLANCHARD DIST	XA/2025		
131	BLANCHARD RIVER MAINT	XA/2025		
286	DEARDORFF #1024 - BLANCHARD	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		
351	AULT-BLANCHARD RIVER	XA/2025		
353	COLE-BLANCHARD RIVER	XA/2025		



8421 CR 115 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1950	149980
	Subtotal			149980
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Plumbing	1400
Floor/Pine	X	Garages and Carports	14780
Floor/Carpet	X	Extra Features	17880
Number of Rooms	7	Total Value	186040
Bedrooms	3		
		PUB ELECTRIC	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
ELECTRIC			
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/C		1950		C	1961GD	186040	.37		181670
2	Flat Barn		32X50	1600		D	1920FR	15360	.80	.50	1540
3	Pole Build		50X91	4550		C	1978AV	54600	.65		19110
4	Grain Bin	*PP 0	24X18	432		C	1985AV	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	14.9939	8740	131050	2550	38230
C	2	BOB	BLOUNT SILT LOAM, 2	28.7559	8370	240690	2230	64130
C	14	GWB	GLYNWOOD SILT LOAM	9.2170	7830	72170	1630	15020
C	16	GYC2	GLYNWOOD CLAY LOAM	11.9202	6890	82130	870	10370
C	19	KAB	KENDALLVILLE SILT L	.1029	8410	870	1990	210
C	39	PM	PEWAMO SILTY CLAY L	1.5768	9410	14840	3450	5440
C	52	PKA	PEWAMO SICL 0-1% SL	1.5663	9410	14740	3450	5400
W	1	BOA	BLOUNT SILT LOAM 0-	.0930	5230	490	230	20
W	2	BOB	BLOUNT SILT LOAM, 2	.1687	4540	770	230	40
W	14	GWB	GLYNWOOD SILT LOAM	.1784	4100	730	230	40
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.4269				
				70		580230	(100%)	160650
						203080	(35%)	56230

CAUV # 577

Call Back: Sign: PSN Date: 2015-04-16 Lister: 08-150005.0000-v082020R