CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160001.0000 RES
H22 2025

sale

2022 WRIGHT MELINDA K & CH	2021-11-22	
2023 WRIGHT MELINDA K & CH	2021-11-22	
2024 WRIGHT MELINDA K & CH	2021-11-22	
2025 HOWARD JESSE E & MEGAN	2024-11-06 PT NW 1/4 NE 1/4 S16	
8096 TR 90	1WD 4.528A	
	$345,000	
ADA OH 45810		

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

	Tax Year	2022	2023	2024	2025	CAMA
	Prop Cls	511	511	511	511	511
	Acres	4.0000	4.0000	4.0000	4.5280	
	Land100%	21600	30000	30000	29540	29540
	Bldg100%	244660	307600	307600	307600	307600
	Totl100%	266260t	337600t	337600t	337140t	337140t
	Cauv100%					
	Tax Value:					
	Land 35%	7560	10500	10500	10340	10340
	Bldg 35%	85630	107660	107660	107660	107660
	Totl 35%	93190t	118160t	118160t	118000t	118000t
	Hmstd35%	81260	104040		103800	
	Owner Oc	90.14	92.72	92.38	91.78	hmstd 5250 l 98550 b
	Hmstd RB					
	Net Tax	4056.76	4095.50	4367.36	4344.38	
	Sp-Asmnt	35.42	35.42	73.76	73.76	

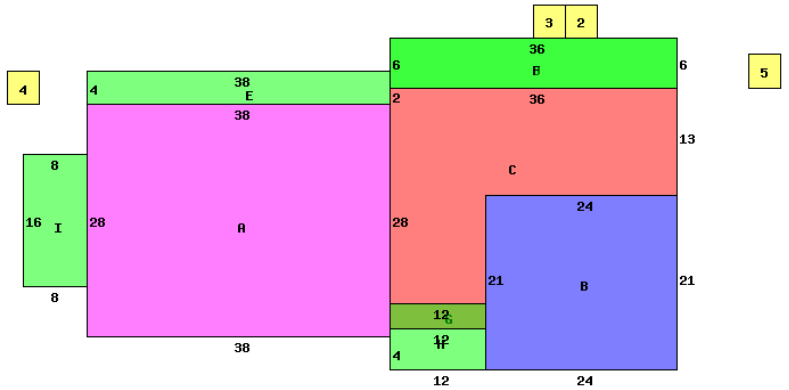
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1064		a	*MAIN
F	F	G		504	12100	b	GRAGE
1 B	F	A		624		c	ADDTN
	OFP	P		216	6480	d	PORCH
	RFX	P		152	1520	e	PORCH
	BAL	P		216	3240	f	PORCH
Q	F	A		36		g	ADDTN
	OFP	P		96	2880	h	PORCH
	DK	P		128	1920	i	PORCH

#: 2 L/W
gas fireplace 2
081600020000 3.996a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
490	1	2024-11-06	HOWARD JESSE E & MEGAN S	1WD		345000	30000	307600
632	1	2021-11-22	WRIGHT MELINDA K & CHRIST	1WD		315000	21600	244660
273	1	2009-07-02	GRIFFIN BEAU J & CHRISTIN	1WD		199000	19490	138260
21	1	2001-01-16	PUTNAM DONALD & CAROLYN	1QC	*	0	16800	102090
20	1	2001-01-16	PUTNAM DONALD & CAROLYN	1QC	*	0	16800	102090
547	1	2000-12-26	PUTNAM DONALD & CAROLYN	1QC	*	0	16800	102090

Year	Land	Bldg	Total	Net Tax
2021	7560	85630	93190	4077.98
2020	7560	85630	93190	4094.42

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



8096 TR 90 45810

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1688	126450
	Full Upper	FRAME	504	42780
	Qtr Story	FRAME	36	850
	Basement		1688	31230
	Subtotal			201310
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	1688 sq ft	Basement Finish	17930
Panelled Wall	X		Fireplaces	2000
Floor/Carpet	X X		Air Conditioning	3880
Floor/Concrete	X		Plumbing	6300
Number of Rooms	1 4 3		Garages and Carports	12100
Bedrooms	3		Extra Features	19400
			Total Value	262920
Fireplace				
Openings	1		PUB ELECTRIC	
Stacks	1		PRIV WATER	
Central Heat	A		PRIV SEWER	
ELECTRIC			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	700
Extra 3 Fixture	2		Dwl/Gar/NC%	1.1900
Extra 2 Fixture	1			
Extra Fixture	1			

	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		3880		B-	1968VG	315500	.25		281580
2	Shed		10X16	160		C	1968AV	1920	.65		670
3	P	OFP0	16X4	64		C	1968AV	1920	.65		670
4	POND	*.29A		0			OLD/	0			0
5	Garage		30X36	1080		C	2018AV	25920	.20		24680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	3.5280				5000	4120	14540	14540

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