

CESSNA TWP  
NORTHERN SD

00080

Hardin County, Ohio  
Michael T. Bacon, Auditor

08-160006.0000  
H21

AGR  
2025

sale

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

2022	BRESLIN SEAN	2016-11-18			
2023	BRESLIN SEAN	2016-11-18			
2024	BRESLIN SEAN	2016-11-18			
2024	BRESLIN SEAN	2016-11-18			
2025	BRESLIN SEAN	2016-11-18	E 1/2 NW 1/4 S16	80.00A	
	8376 SR 309	7WD			
	ALGER OH 45812	\$0			

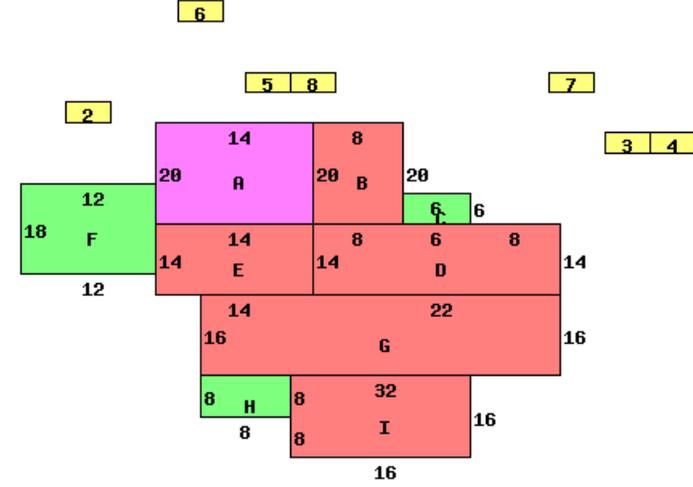
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	413060	452710	452710	452710	452700
Bldg100%	112340	138940	138940	138940	138930
Totl100%	525400t	591660t	591660t	591660t	591630t
Cauv100%	105940	207740	207740	207740	207730
Tax Value:					
Land 35%	37080	72710	72710	72710	158450
Bldg 35%	39320	48630	48630	48630	48630
Totl 35%	76400t	121340t	121340t	121340t	207070t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3399.74	4300.92	4579.78	4561.72	
Cauv Sav	4783.24	3039.08	3236.10	3223.38	
Sp-Asmnt	39.56	39.56	117.58	117.58	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		280		b	ADDTN
1 B	F	A		160		c	PORCH
	STP	P		36	140	d	ADDTN
1	F/C	A		308		e	ADDTN
1 B	F	A		196		f	PORCH
	FFP	P		216	8640	g	ADDTN
2 B	F	A		512		h	PORCH
	EMP	P		64	2880	i	ADDTN
2	F/C	A		256			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
455	7	2016-11-18	BRESLIN SEAN	7WD *	0	296600	91910
107	4	1996-03-13	BRESLIN NORMA M	4QC *	0	70910	70310
39	21	1996-01-25	RALSTON THOMAS J ETAL	CT *	0	70910	70310
1138	16	1995-11-21	RALSTON JANE L ETAL	CT *	0	70910	70310

Year	Land	Bldg	Total	Net Tax
2021	37080	39320	76400	3417.60
2020	37080	39320	76400	3431.30

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



8376 SR 309 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1712 126480
	Full Upper	FRAME	768 56200
	Basement		1148 21390
	Subtotal		204070
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X X	Extra Features	13580
Panelled Wall	X X X	Total Value	217650
Unfinished Wall	X		
Floor/Carpet	X X X	PUB ELECTRIC	
Floor/Concrete	X	PRIV WATER	
Floor/Tile-Lino	X X X	PRIV SEWER	
Number of Rooms	4 6 3	PUB PAVED ST/RD	
Bedrooms	2 3	Topo: ROLLING	
Central Heat	A	Neighborhood:	
HOT WATER		Code:	700
Plumbing		Dwl/Gar/NC%	1.1900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		2480		C	1900AV		217650	.55		116550
2 Garage		22X24	528		C	1960GD		12670	.60		6030
3 Shed	*SV 0	16X30	480			OLD/AV		500			500
4 Lean-To	*SV 0	16X30	480			OLD/AV		400			400
5 Flat Barn		50X54	2700		D	OLD/AV		25920	.80	.50	2590
6 Quonset		40X60	2400		D	OLD/AV		23040	.65		8060
7 Shed		24X48	1152		C	1920AV		13820	.65	.50	2420
8 Flat Barn		40X62	2480		D	OLD/AV		23810	.80	.50	2380
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	6.2853	5770	36270	2360	14830					
C 6	DEA DEL RAY SILT LOAM 0	5.9678	5880	35090	2370	14140					
C 14	GWB GLYNWOOD SILT LOAM	27.6718	5400	149430	1750	48430					
C 16	GVC2 GLYNWOOD CLAY LOAM	2.4217	4750	11500	1050	2540					
C 26	MF MILFORD SILTY CLAY	9.6145	6900	66340	3800	36540					
C 39	PM PEWAMO SILTY CLAY L	21.3782	6490	138740	3560	76110					
C 51	WSTL WASTE LAND	2.7500	120	330	50	140					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	2.9107									

80 452700 (100%) 207730 CAUV # 4072  
158450 (35%) 72710