CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160006.0000 AGR
H21 2026

sale

2023 BRESLIN SEAN		2016-11-18
2024 BRESLIN SEAN		2016-11-18
2025 BRESLIN SEAN		2016-11-18
2026 BRESLIN SEAN		2016-11-18 E 1/2 NW 1/4 S16 80.00A
8376 SR 309		7WD
		$0
ALGER OH 45812		

Eff Rate:– 39.01 — 41.29 — 41.12 — 41.13 — a/r

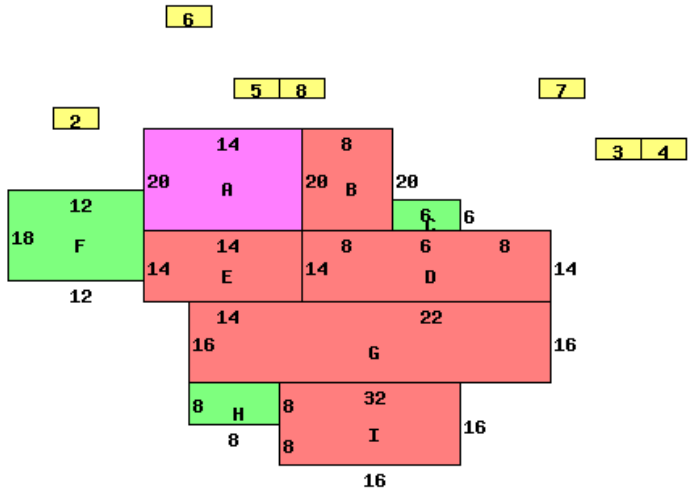
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	452710	452710	452710	452710		452710	656510	656510
Bldg100%	138940	138940	138940	138940		138940	171060	171050
Totl100%	591660t	591660t	591660t	591660t		591660t	827570t	827560t
Cauv100%	207740	207740	207740	207740		452710	656510	205760
Tax Value:								
Land 35%	72710	72710	72710	72710		72710	72020	229780
Bldg 35%	48630	48630	48630	48630		48630	59870	59870
Totl 35%	121340t	121340t	121340t	121340t		121340t	131890t	289650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4300.92	4579.78	4561.72	4561.72	4561.72			
Cauv Sav	4783.24	3039.08	3236.10	3223.38				
Sp-Asmnt	39.56	117.58	117.58	117.58				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	37080	39320	76400	3399.74
2021	37080	39320	76400	3417.60

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

			Sq-Ft	Value
Story Height 2				
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%	1.5500
Standard	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			2480		C	1900AV	217650	.55		151810
2	Garage			22X24	528		C	1960GD	12670	.60		7860
3	Shed	*SV	0	16X30	480			OLD/AV	500			500
4	Lean-To	*SV	0	16X30	480			OLD/AV	400			400
6	Quonset			40X60	2400		D	OLD/AV	23040	.65		8060
7	Shed			24X48	1152		C	1920AV	13820	.65	.50	2420

Tab #			Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	6.2853	8370	52610	2230	14020
C 6	DEA	DEL RAY SILT LOAM 0	5.9678	8530	50910	2260	13490
C 14	GWB	GLYNWOOD SILT LOAM	27.6718	7830	216670	1630	45110
C 16	GYC2	GLYNWOOD CLAY LOAM	2.4217	6890	16690	870	2110
C 26	MF	MILFORD SILTY CLAY	9.6145	10010	96240	3680	35380
C 39	PM	PEWAMO SILTY CLAY L	21.3782	9410	201170	3450	73760
C 51	WSTL	WASTE LAND	2.7500	170	470	50	140
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	2.9107				
			80		656510	(100%)	205760
					229780	(35%)	72020

CAUV # 4072

Call Back: Sign: PSN Date: 2015-04-16 Lister: 08-160006.0000-v082020R