CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160007.0000 AGR
H25 2025

sale

2022	BRESLIN SEAN	2016-11-18
2023	BRESLIN SEAN	2016-11-18
2024	BRESLIN SEAN	2016-11-18
2025	BRESLIN SEAN	2016-11-18 PT W 1/2 NE 1/4 S16
	8503 SR 309	7WD 40.00A
		$0
	ALGER OH 45812	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	209970	230660	230660	230660	230650
Bldg100%	67430	75710	75710	75710	75710
Totl100%	277400t	306370t	306370t	306370t	306360t
Cauv100%	54830	105060	105060	105060	105060
Tax Value:					
Land 35%	19190	36770	36770	36770	80730
Bldg 35%	23600	26500	26500	26500	26500
Totl 35%	42790t	63270t	63270t	63270t	107230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1904.12	2242.62	2388.02	2378.60	
Cauv Sav	2416.30	1558.16	1659.18	1652.66	
Sp-Asmnt	39.43	39.43	69.94	69.94	

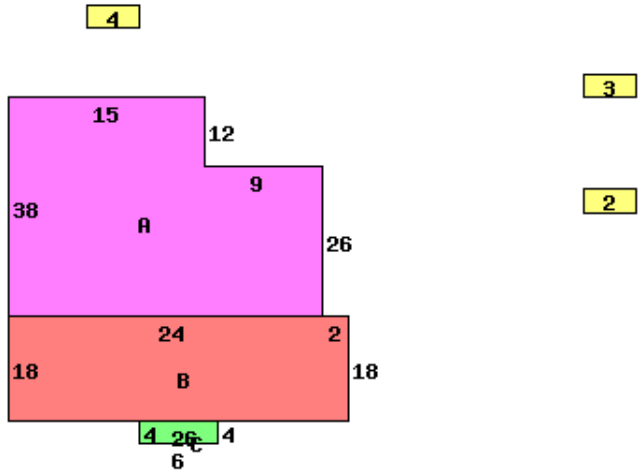
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		804		a	*MAIN
1H	F/C	A		468		b	ADDTN
	OFP	P		24	720	c	PORCH

#:8 L/W
081600080000 20.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
455	7	2016-11-18	BRESLIN SEAN	7WD *	0	151460	52630
107	4	1996-03-13	BRESLIN NORMA M	4QC *	0	36510	29400
39	21	1996-01-25	RALSTON THOMAS J ETAL	CT *	0	36510	29400
1138	16	1995-11-21	RALSTON JANE L ETAL	CT *	0	36510	29400

Year	Land	Bldg	Total	Net Tax
2021	19190	23600	42790	1914.10
2020	19190	23600	42790	1921.80

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



8503 SR 309 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1272	105160
	Part Upper	FRAME	468	25060
	Basement		402	7730
	Subtotal			137950
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	720
Unfinished Wall	X	Total Value	138670
Floor/Pine	X X		
Number of Rooms	1 5 2	PUB ELECTRIC	
Bedrooms	2 2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
		Code:	700
		Dwl/Gar/NC%	1.1900

	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 F		1740		C-	1920AV	124800	.55		66830
2	Garage		22X28	616		C	OLD/AV	14780	.65		6160
3	Pole Build		24X27	648		C	1985AV	7780	.65		2720
4	Pool	*PP		0			OLD/	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	5.9967	5770	34600	2360	14150
C 14	GWB	GLYNWOOD SILT LOAM	12.9342	5400	69840	1750	22640
C 16	GYC2	GLYNWOOD CLAY LOAM	4.9714	4750	23610	1050	5220
C 39	PM	PEWAMO SILTY CLAY L	13.4981	6490	87600	3560	48050
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	1.5996				
			40		230650	(100%)	105060
					80730	(35%)	36770

CAUV # 4072

Call Back: Sign: PSN Date: 2015-04-16 Lister: 08-160007.0000-v082020R