

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160007.0000
H25

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

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	

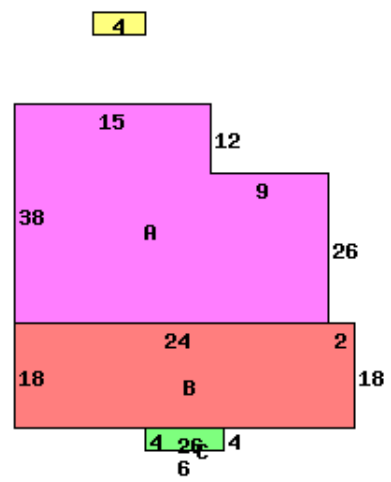
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		804		a	*MAIN
1H	F/C	A		468		b	ADDTN
	OFF	P		24	720	c	PORCH

#: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	4OC *	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

Project	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	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1272 105160
	Part Upper	FRAME	468 25060
	Basement		402 7730
	Subtotal		137950
Shingle	Roof	GABLE	
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		Neighborhood:	
Standard	1	Code:	700
		Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	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	GVC2 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	CAUV # 4072
		80730	(35%)	36770	