CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160007.0000 AGR
H25 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 PT W 1/2 NE 1/4 S16	
8503 SR 309	7WD 40.00A	
	$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	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	230660	230660	230660	230660		230660	334490	334480
Bldg100%	75710	75710	75710	75710		75710	97800	97790
Totl100%	306370t	306370t	306370t	306370t		306370t	432290t	432270t
Cauv100%	105060	105060	105060	105060		230660	334490	107100
Tax Value:								
Land 35%	36770	36770	36770	36770		36770	37490	117070
Bldg 35%	26500	26500	26500	26500		26500	34230	34230
Totl 35%	63270t	63270t	63270t	63270t		63270t	71720t	151290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2242.62	2388.02	2378.60	2378.60	2378.60			
Cauv Sav	2416.30	1558.16	1659.18	1652.66				
Sp-Asmnt	39.43	69.94	69.94	69.94				

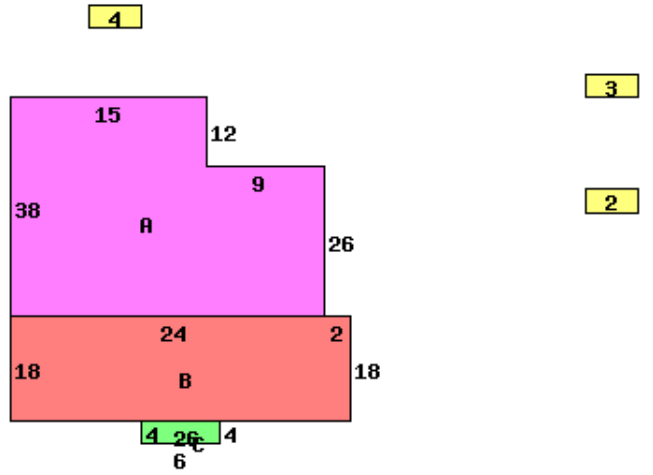
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		804		a	*MAIN
1H	F/C	A		468		b	ADDTN
	OFP	P		24	720	c	PORCH

#:8 L/W
0816000080000 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
2022	19190	23600	42790	1904.12
2021	19190	23600	42790	1914.10

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%	1.5500

	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		87050
2	Garage		22X28	616		C	OLD/AV	14780	.65		8020
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	8370	50190	2230	13370
C	14	GWB	GLYNWOOD SILT LOAM	12.9342	7830	101270	1630	21080
C	16	GYC2	GLYNWOOD CLAY LOAM	4.9714	6890	34250	870	4330
C	39	PM	PEWAMO SILTY CLAY L	13.4981	9410	127020	3450	46570
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.5996				
				40		334480	(100%)	107100
						117070	(35%)	37490

CAUV # 4072

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

08-160007.0000-v082020R