

CESSNA TWP
NORTHERN SD

00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160022.0000
H19

RES
2025

sale

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

2022 KEISER JAMES L JR	2021-06-25
2023 KEISER JAMES L JR	2021-06-25
2024 KEISER JAMES L JR	2021-06-25
2025 KEISER JAMES L JR	2021-06-25 PT SE4 NE4 S16 3.225A
8946 SR 309	LWD
ALGER OH 45812	\$145,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.2250	3.2250	3.2250	3.2250	
Land100%	19290	26140	26140	26140	26130
Bldg100%	52170	121340	121340	121340	121330
Totl100%	71460t	147490t	147490t	147490t	147460t
Cauvl00%					
Tax Value:					
Land 35%	6750	9150	9150	9150	9150
Bldg 35%	18260	42470	42470	42470	42470
Totl 35%	25010t	51620t	51620t	51620t	51610t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1112.94	1829.68	1948.30	1940.62	
Sp-Asmnt	22.44	22.44	46.66	46.66	

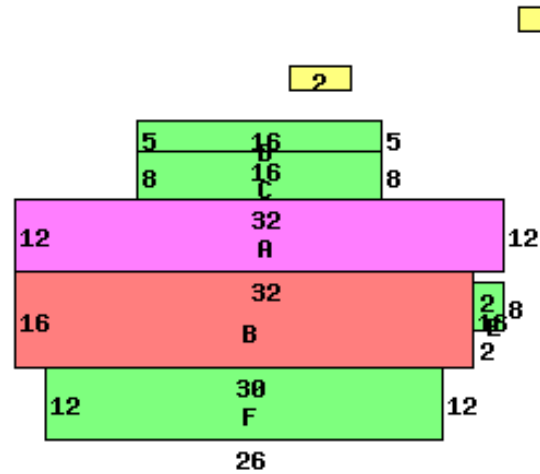
Orig Tax Year 1999
Parent: 08-160013.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		384		b	ADDTN
1HB	F	A		480		c	PORCH
	FFP	P		128	5120	d	PORCH
	OFF	P		80	2400	e	PORCH
	FFP	P		16	640	f	PORCH
	OFF	P		312	9360		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
295	1	2021-06-25	KEISER JAMES L JR	LWD	145000	19290	52170
180	1	2021-05-05	KTT SERVICES LLC	LWD	87769	19290	52170
390	1	2019-09-09	HOCKENBROCK CODY A	LWD	92500	18690	47090
368	1	2010-08-02	BEAMAN BRENT C	LSH *	45000	17170	51740
596	1	2004-09-16	CASSANDRA PROPERTIES LLC	LSH	61500	15030	38740
182	1	2001-04-19	HOLLAND FRANK	1DD	60000	14370	37140
716	1	1998-12-08	NELSON PATRICK B & JOYCE	LWD	80800	51710	25630
27	1	1998-01-16	LEGGE ERIC M & CHRISTINA	1FD	57500	0	0

Year	Land	Bldg	Total	Net Tax
2021	6750	18260	25010	1118.78
2020	6750	18260	25010	1123.26

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



8946 SR 309 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	864 98480
	Part Upper	FRAME	480 25700
	Basement		864 16140
	Subtotal		140320
Metal	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	17520
Unfinished Wall	X	Total Value	157840
Floor/Pine	X X		
Number of Rooms	1 3 2	PUB ELECTRIC	
Bedrooms	1 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	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		1344		C	OLD/AV	157840	.55	-.35	114110
2 Garage	CB 0	16X30	480		C	1940AV	11520	.65		4800
3 Flat Barn		36X70	2520		D	OLD/FR	24190	.80	.50	2420
homesite		effective frontage	depth	actual rate	effective rate	extended value	true value			
small acreage		1.0000		15000	15000	15000	15000			
		2.2250		5000	5000	11130	11130			