CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-160022.0000 RES
H19 2026

sale

2023 KEISER JAMES L JR	2021-06-25	
2024 KEISER JAMES L JR	2021-06-25	
2025 KEISER JAMES L JR	2021-06-25	
2026 KEISER JAMES L JR	2021-06-25 PT SE4 NE4 S16 3.225A	
8946 SR 309	1WD	
	$145,000	
ALGER OH 45812		

Orig Tax Year 1999
Parent: 08-160013.0000

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

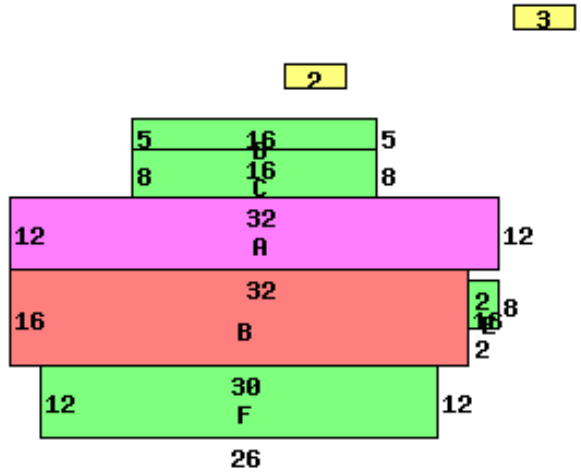
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.2250	3.2250	3.2250	3.2250	3.2250			
Land100%	26140	26140	26140	26140		26140	28370	28380
Bldg100%	121340	121340	121340	121340		121340	157310	157300
Totl100%	147490t	147490t	147490t	147490t		147490t	185690t	185680t
Cauv100%								
Tax Value:								
Land 35%	9150	9150	9150	9150		9150	9930	9930
Bldg 35%	42470	42470	42470	42470		42470	55060	55060
Totl 35%	51620t	51620t	51620t	51620t		51620t	64990t	64990t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1829.68	1948.30	1940.62	1940.62	1940.62			
Sp-Asmnt	22.44	46.66	46.66	46.66				

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

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

Year	Land	Bldg	Total	Net Tax
2022	6750	18260	25010	1112.94
2021	6750	18260	25010	1118.78

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



8946 SR 309 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	480	25700
	Basement		864	16140
	Subtotal			140320
Metal	Roof	GABLE		

	B 1 2 U A		
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%	1.5500

	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		1344		C	OLD/AV	157840	.55	-.35	148630
2	Garage	CB 0	16X30	480		C	1940AV	11520	.65		6250
3	Flat Barn		36X70	2520		D	OLD/FR	24190	.80	.50	2420

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.2250				5000	5000	11130	11130

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

08-160022.0000-v082020R