

CESSNA TWP
UPPER SCIOTO SD

00090

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

09-170013.0000
I08.01

AGR
2025

sale

2025 BEAMAN G LYNN
CR 90

PT NE4 24.5065A
SEE PARCEL 09-170009.1100
\$0 FOR WOODS

Orig Tax Year 2026
Parent: 09-170009.0000

Eff Rate:- 38.02 a/r

| | | | | |
|------------|-------|---------|---------|-------|
| Tax Year | 2025 | 2025 | 2026 | CAMA |
| Prop Cls | 110 | 110 | 110 | 110 |
| Acres | | 24.5065 | 24.5065 | |
| Land100% | 0 | 5630 | 5630 | 9800 |
| Bldg100% | 0 | | | |
| Totl100% | | 5630t | 5630t | 9800t |
| Cauv100% | | | | 5640 |
| Tax Value: | | | | |
| Land 35% | | 1970 | 1970 | 3430 |
| Bldg 35% | | | | 0 |
| Totl 35% | | 1970t | 1970t | 3430t |
| Hmstd35% | | | | |
| Owner 0c | | | | |
| Hmstd RB | | | | |
| Net Tax | 68.56 | | | |
| Sp-Asmnt | 52.45 | | | |

091700140000 25.383a

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|----------------|---------------|--------|---------|---------|
| 315 | 1 | 2007-08-16 | BEAMAN BRYAN C | 1WD * | 0 | 0 | 0 |

| project | ben acres | / | % | factor |
|-------------------------------|-----------|---|---|---------|
| 136 COONEY - SCIOTO | | | | XA/2025 |
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 |

Neighborhood:
Code: 700
Dwl/Gar/NC% 1.1900

| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|-------|--------------|---------|--------|--------|--------|------|
| C 71 | WET WETLANDS | 24.5065 | 400 | 9800 | 230 | 5640 |
| | | 24.5065 | | 9800 | (100%) | 5640 |
| | | | | 3430 | (35%) | 1970 |

CAUV # 4405