

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-030016.0000
C15

RES
2025

sale

Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r

2022 KOEHLER KELVIN JAY	2015-05-15
2023 KOEHLER KELVIN JAY	2015-05-15
2024 KOEHLER KELVIN JAY	2015-05-15
2025 KOEHLER KELVIN JAY	2015-05-15 PT NW4 NE4 NE4 S5 2.00A
13790 CR 10	IDD
FOREST OH 45843	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	20000	20000	20000	20000
Bldg100%	165630	192890	192890	192890	192890
Totl100%	181230t	212890t	212890t	212890t	212890t
Cauvl00%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	57970	67510	67510	67510	67510
Totl 35%	63430t	74510t	74510t	74510t	74510t
Hmstd35%	60750	71070	71070	71070	
Owner Oc	68.40	63.34	63.12	62.86	hmstd 5250 l 65820 b
Hmstd RB					
Net Tax	2664.90	2470.62	2493.98	2483.84	
Sp-Asmnt	18.00	24.50	20.00	51.66	

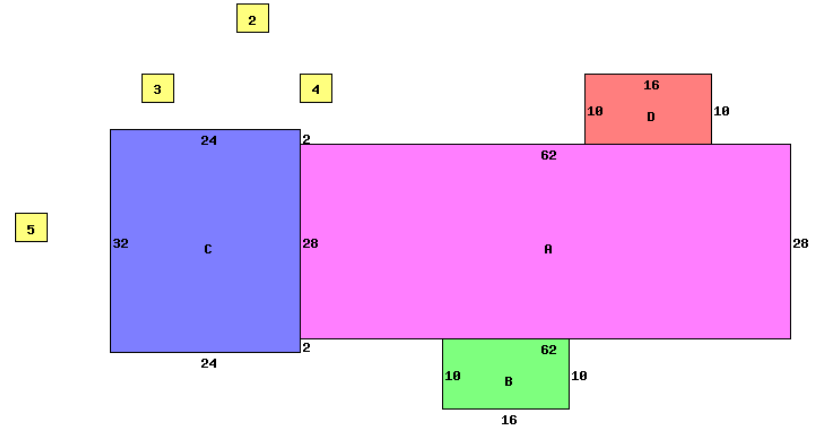
Orig Tax Year 1999
Parent: 01-030006.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	1736			
		OFF	P	160	4800	b	PORCH
		F	G	768	18430	c	GRAGE
		F	A	160		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
210	1	2015-05-15	KOEHLER KELVIN JAY	IDD *	0	13510	138260
187	1	1998-04-21	KOEHLER TAMMY DIANA & KA	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	57970	63430	2679.04
2020	5460	57970	63430	2690.34

project	ben acres	%	factor
468 STONE JOINT DITCH - HANCOCK			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025
615 BEACH MAINT-HANCOCK COUNTY			XA/2025



13790 CR 10 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1896 134200
Basement	1736 32120
Subtotal	166320
Metal Roof	GABLE
B 1 2 U A	
Plaster/Drywall	D
Unfinished Wall	X
Floor/Carpet	X
Floor/Concrete	X
Number of Rooms	1 5
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
	Neighborhood: Code: 100
	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1896		C	1998AV	192870	.22	Dpr	188050
2 Shed	*PP	8X10	80		OLD/	0			0
3 Shed	*PP	8X12	96		OLD/	0			0
4 Shed	*PP	10X12	120		OLD/	0			0
5 Garage		12X24	288	D	2014AV	5530	.30		4840
	acres/	effective	depth	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	factor	rate	rate	value	value	
small acreage	1.0000	1.0000			15000	15000	15000	15000	
					5000	5000	5000	5000	