

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-060031.0000
C37

AGR
2025

sale

Eff Rate:- 46.89 — 39.00 — 41.37 — 41.16 — a/r

2022 KOEHLER CARRIE JO	1998-03-12		
2023 KOEHLER CARRIE JO	1998-03-12		
2024 KOEHLER CARRIE JO	1998-03-12		
2025 KOEHLER CARRIE JO	1998-03-12	10029	6.464A
16104 CR 155	2QC		
KENTON OH 43326	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	6.4640	6.4640	6.4640	6.4640	
Land100%	29200	33140	33140	33140	33140
Bldg100%	176800	216970	216970	216970	216980
Tot1100%	206000t	250110t	250110t	250110t	250120t
Cauv100%	14370	19110	19110	19110	19120
Tax Value:					
Land 35%	5030	6690	6690	6690	11600
Bldg 35%	61880	75940	75940	75940	75940
Totl 35%	66910t	82630t	82630t	82630t	87540t
Hmstd35%	62390	75990	75990	75990	
Owner Oc	64.74	66.36	66.30	66.08	hmstd 5250 1 70740 b
Hmstd RB					
Net Tax	2795.28	2867.18	3063.96	3047.44	
Cauv Sav	221.86	174.32	186.02	185.04	
Sp-Asmnt	26.00	26.00	47.58	47.58	

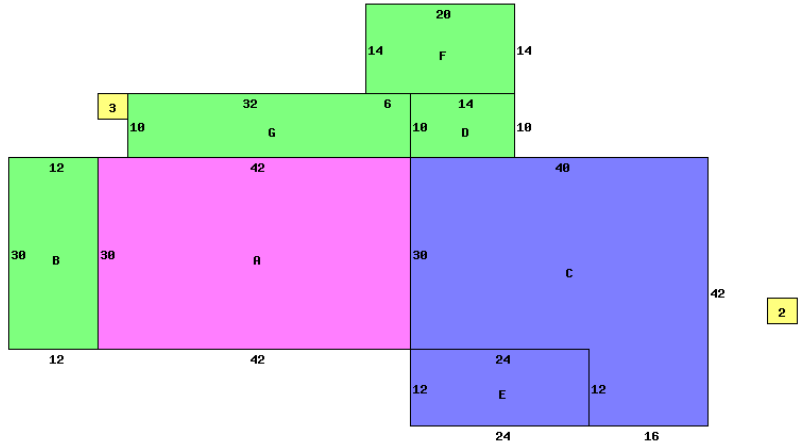
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1260			
	OFF	P		360	10800	b	PORCH
	F	G		1392	40420	c	GRAGE
	OFF	P		140	4200	d	PORCH
	CAR	G		288	2260	e	GRAGE
	DK	P		280	4200	f	PORCH
	PAT	P		380	1140	g	PORCH

1260 sq ft has a small loft 30x15
1260 sq ft has a 30x15 loft

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
101	2	1998-03-12	KOEHLER CARRIE JO	2QC *	0	13540	64170
492	1	1992-05-29		1UN *	13000	5200	0

Year	Land	Bldg	Total	Net Tax
2021	5030	61880	66910	2844.50
2020	5030	61880	66910	2849.12

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
333 TAYLOR CREEK #1096 - SCIOTO				XA/2025



16104 CR 155 REAR 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Basement	
	Subtotal	127480
Metal	Roof	GABLE
Plaster/Drywall	X	
Unfinished Wall	X	Heating -1470
Floor/Pine	X	Air Conditioning 2270
Floor/Concrete	X	Plumbing 2100
Number of Rooms	3	Garages and Carports 42680
Bedrooms	2	Extra Features 20340
Central A/C	A	Total Value 193400
Plumbing		Topo: ROLLING
Standard	1	Neighborhood:
Extra 3 Fixture	1	Code: 400
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	1260	1260		C+	1993AV	212740	.24		202100
2 Pole Build		50X62	3100		C	1993AV	37200	.60		14880
3 Shed	*NV F	10X12	0			OLD/	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	.1182	5770	680	2360	280				
C 15	GYB2 GLYNWOOD CLAY LOAM	1.4598	5020	7330	1230	1800				
C 33	NE NEWARK SILT LOAM OC	.3974	5800	2300	2280	910				
W 2	BOB BLOUNT SILT LOAM, 2	.5899	3130	1850	470	280				
W 15	GYB2 GLYNWOOD CLAY LOAM	.0062	1830	10	230					
W 16	GYC2 GLYNWOOD CLAY LOAM	.9995	1460	1460	230	230				
W 33	NE NEWARK SILT LOAM OC	1.5395	2900	4460	390	600				
C 51	WSTL WASTE LAND	.3522	120	40	50	20				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
C 2	BOB BLOUNT SILT LOAM, 2	.0002	5770		230					
C 15	GYB2 GLYNWOOD CLAY LOAM	.0011	5020	10	230					
		6.464		33140	(100%)	19120	CAUV # 2915			
				11600	(35%)	6690				

Call Back: Sign: PSN Date: 2015-07-23 Lister: 05-060031.0000-v082020R