BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-060031.0000 AGR
C37 2026

sale

2023 KOEHLER CARRIE JO	1998-03-12	
2024 KOEHLER CARRIE JO	1998-03-12	
2025 KOEHLER CARRIE JO	1998-03-12	
2026 KOEHLER CARRIE JO	1998-03-12 10029	6.464A
16104 CR 155	2QC	
	$0	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	6.4640	6.4640	6.4640	6.4640	6.4640			
Land100%	33140	33140	33140	33140		33140	48090	48080
Bldg100%	216970	216970	216970	216970		216970	305910	305910
Totl100%	250110t	250110t	250110t	250110t		250110t	354000t	353990t
Cauv100%	19110	19110	19110	19110		33140	48090	25230
Tax Value:								
Land 35%	6690	6690	6690	6690		6690	8830	16830
Bldg 35%	75940	75940	75940	75940		75940	107070	107070
Totl 35%	82630t	82630t	82630t	82630t		82630t	115900t	123900t
Hmstd35%	75990	75990	75990	75990		75990	109470	
Owner Oc	66.36	66.30	66.08	66.08	66.08	hmstd 5250 l	70740 b	
Hmstd RB								
Net Tax	2867.18	3063.96	3047.44	3047.44	3047.44			
Cauv Sav	221.86	174.32	186.02	185.04				
Sp-Asmnt	26.00	47.58	47.58	47.58				

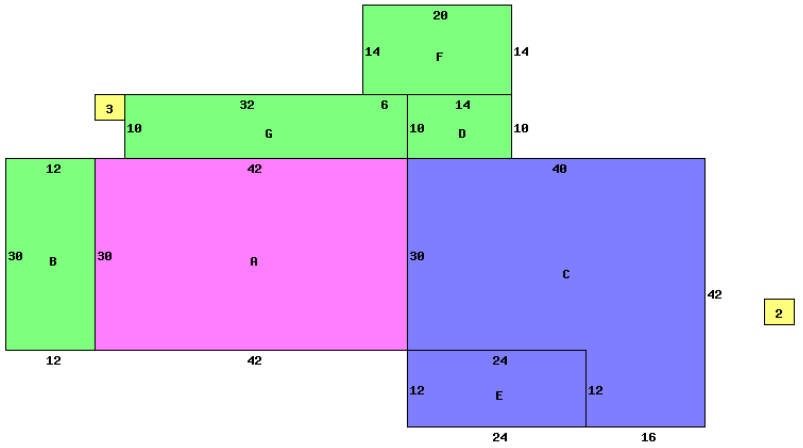
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1260		a	*MAIN
	OFP	P		360	10800	b	PORCH
	F F	G		1392	40420	c	GRAGE
	OFP	P		140	4200	d	PORCH
	CAR	G		288	2260	e	GRAGE
	DK	P		280	4200	f	PORCH
	PAT	P		380	1140	g	PORCH

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:bldg
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
2022	5030	61880	66910	2795.28
2021	5030	61880	66910	2844.50

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1260	104160
	Basement		1260	23320
	Subtotal			127480
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-1470
Unfinished Wall	X	Air Conditioning	2270
Floor/Pine	X	Plumbing	2100
Floor/Concrete	X	Garages and Carports	42680
Number of Rooms	3	Extra Features	20340
Bedrooms	2	Total Value	193400
Central A/C	A	Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	400
		Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F		1260		C+	1993AV	212740	.24		291030
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	8370	990	2230	260
C 15	GYB2	GLYNWOOD CLAY LOAM	1.4598	7280	10630	1110	1620
C 33	NE	NEWARK SILT LOAM OC	.3974	8410	3340	2160	860
W 2	BOB	BLOUNT SILT LOAM, 2	.5899	4540	2680	230	140
W 15	GYB2	GLYNWOOD CLAY LOAM	.0062	2650	20	230	
W 16	GYC2	GLYNWOOD CLAY LOAM	.9995	2120	2120	230	230
W 33	NE	NEWARK SILT LOAM OC	1.5395	4210	6480	230	350
C 51	WSTL	WASTE LAND	.3522	170	60	50	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
C 2	BOB	BLOUNT SILT LOAM, 2	.0002	8370		230	
C 15	GYB2	GLYNWOOD CLAY LOAM	.0011	7280	10	230	
			6.464		48080	(100%) 25230	CAUV # 2915
					16830	(35%) 8830	

Call Back: Sign: PSN Date: 2015-07-23 Lister:

05-060031.0000-v082020R