DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-020001.0000 RES
C72 2025

sale

2022	KOEHLER MELISSA M	2018-12-05
2023	KOEHLER MELISSA M	2018-12-05
2024	KOEHLER MELISSA M	2018-12-05
2025	FOLSOM CAITLIN & JACK S	2024-08-16 10006 3.744A
	17565 CR 209	1SD
		$0
	MT VICTORY OH 43340	

Eff Rate: – 48.25 — 41.25 — 43.62 — 43.11 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.7400	3.7400	3.7400	3.7400	
Land100%	20830	28710	28710	28710	28700
Bldg100%	152490	193910	193910	193910	193920
Totl100%	173310t	222630t	222630t	222630t	222620t
Cauv100%					
Tax Value:					
Land 35%	7290	10050	10050	10050	10050
Bldg 35%	53370	67870	67870	67870	67870
Totl 35%	60660t	77920t	77920t	77920t	77920t
Hmstd35%	51330	63850	63850	63850	
Owner Oc	53.82	56.30	56.24	56.00	hmstd 5250 l 58600 b
Hmstd RB					
Net Tax	2618.58	2883.08	3067.86	3029.76	
Sp-Asmnt	20.90	20.90	26.84	26.84	

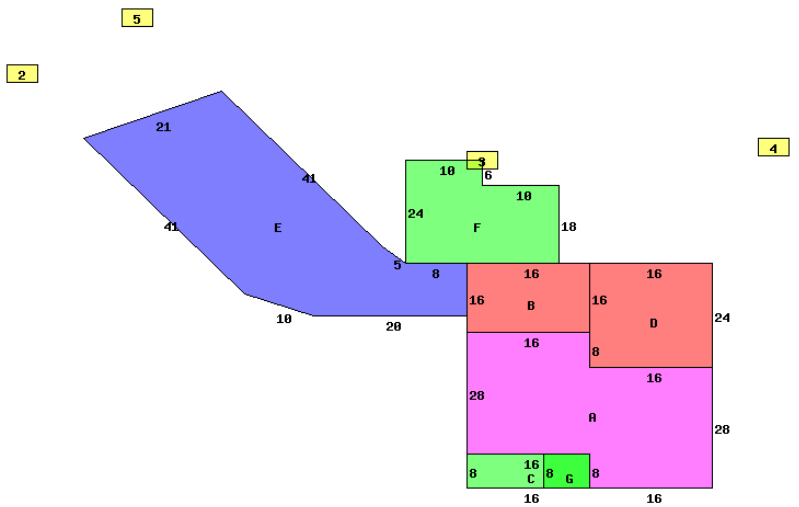
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		896		a	*MAIN
1	F/C	A		256		b	ADDTN
	OFP	P		128	3840	c	PORCH
1	F	A		384		d	ADDTN
	F	G		1184	28420	e	GRAGE
	DK	P		420	6300	f	PORCH
	OFP2	P		48	1440	g	PORCH

#: 2 L/W
120200020000 2.34a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
379	1	2024-08-16	FOLSOM CAITLIN & JACK STI	1SD	*	0	28710	193910
241	1	2024-06-18	FOLSOM CAITLIN	1WD		395000	28710	193910
492	1	2018-12-05	KOEHLER MELISSA M	1QC	*	0	20230	125690
209	1	2013-05-03	MODD MELISSA M	1QC	*	0	18710	85090
316	1	2012-07-18	HERZOG SHAWN B & MELISSA	1SD		107000	18710	85090
263	1	2012-06-29	KOEHLER TIMOTHY CHARLES	1CT	*	0	18710	85090
430	0	1986-06-11			*	41500	0	48630
378	0	1986-05-28			*	0	0	48630

Year	Land	Bldg	Total	Net Tax
2021	7290	53370	60660	2671.10
2020	7290	53370	60660	2674.74

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



17565 CR 209 43340

Occupancy 1 Single Family

Story Height 2			*DWELLING COMPUTATIONS Sq-Ft	Value
Floor Level	Main	FRAME	1536	121310
	Full Upper	FRAME	896	61180
	Basement		448	8610
	Subtotal			191100
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall	X	X			
Floor/Pine		X			
Floor/Carpet	X	X			
Floor/Tile-Lino	X				
Number of Rooms	6	3			
Bedrooms		3			

Fireplaces	2000
Plumbing	1400
Garages and Carports	28420
Extra Features	11580
Total Value	234500

Fireplace	
Openings	1
Stacks	1
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra 2 Fixture	1

PUB ELECTRIC
PUB GAS
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.1900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2432		C	OLD/GD	234500	.40		167430
2	Pole Build		40X72	2880		C	2011AV	34560	.35		22460
3	Pool	*PP		0			OLD/	0			0
4	POND	*.33A		0			2022	0			0
5	Shed		20X30	600		D	2014AV	5760	.30		4030

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.7400				5000	5000	13700	13700

Call Back: Sign: PSN Date: 2015-02-11 Lister: 12-020001.0000-v082020R