JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-020029.0000 RES
E23.01 2026

sale

2023 KOEHLER KYLE JAMES	2020-08-14	
2024 KOEHLER KYLE JAMES	2020-08-14	
2025 KOEHLER KYLE JAMES	2020-08-14	
2026 KOEHLER KYLE JAMES	2020-08-14	PT NE4 NE4 S2 3.046A
16854 CR 10	1WD	
	$0	
FOREST OH 45843		

Orig Tax Year 2021
Parent: 20-020011.0000

Eff Rate: – 33.09 — 33.46 — 33.41 — 33.41 — a/r

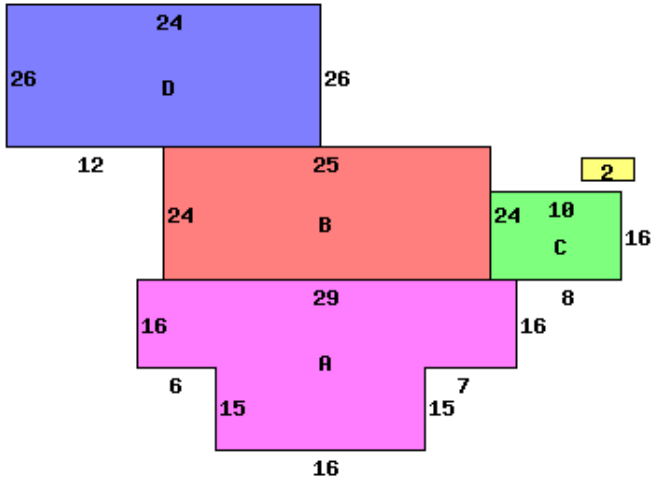
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0460	3.0460	3.0460	3.0460	3.0460			
Land100%	25230	25230	25230	25230		25230	27490	27480
Bldg100%	149110	149110	149110	149110		149110	187830	187830
Totl100%	174340t	174340t	174340t	174340t		174340t	215310t	215310t
Cauv100%								
Tax Value:								
Land 35%	8830	8830	8830	8830		8830	9620	9620
Bldg 35%	52190	52190	52190	52190		52190	65740	65740
Totl 35%	61020t	61020t	61020t	61020t		61020t	75360t	75360t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1841.60	1864.78	1861.90	1861.90	1861.90			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		704		a	*MAIN
1	F	A		600		b	ADDTN
	DK	P		160	2400	c	PORCH
	F	G		624	14980	d	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
322	1	2020-08-14	KOEHLER KYLE JAMES	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6560	35720	42280	1482.22
2021	6560	35720	42280	1899.54

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



16854 CR 10 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1304	104520
	Full Upper	FRAME	704	53150
	Basement		300	5890
	Subtotal			163560
Metal	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	4	3		
Bedrooms			3		
Central Heat			A		
Central A/C			A		
Plumbing					
Standard	1				

Air Conditioning	3520
Garages and Carports	14980
Extra Features	2400
Total Value	184460
Neighborhood:	
Code:	2000
Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2008		C	OLD/GD	184460	.40		177080
2	Pole Build		40X64	2560		C	1974AV	30720	.65		10750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0460				5000	5000	10230	10230