TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-170034.0000 RES
G26.01 2026

sale

2023 KOEHLER HUNTER R & BA		2018-05-17
2024 KOEHLER HUNTER R & BA		2018-05-17
2025 KOEHLER HUNTER R & BA		2018-05-17
2026 KOEHLER HUNTER R & BAIL		2018-05-17 10015 5.413A
17704 CR 155		1SD
		$198,000
KENTON OH 43326		

Orig Tax Year 2019
Parent: 40-170010.0000

Eff Rate:- 37.83 — 38.20 — 37.43 — 37.43 — a/r

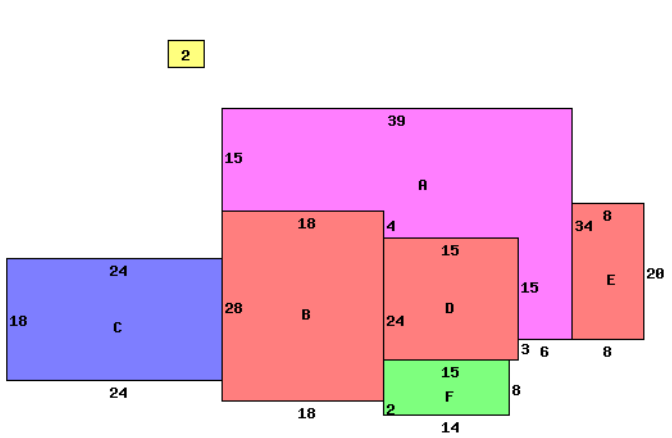
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.4130	5.4130	5.4130	5.4130	5.4130			
Land100%	31600	31600	31600	31600		31600	33860	33850
Bldg100%	172910	172910	172910	172910		172910	223540	223540
Totl100%	204510t	204510t	204510t	204510t		204510t	257400t	257390t
Cauv100%								
Tax Value:								
Land 35%	11060	11060	11060	11060		11060	11850	11850
Bldg 35%	60520	60520	60520	60520		60520	78240	78240
Totl 35%	71580t	71580t	71580t	71580t		71580t	90090t	90090t
Hmstd35%	64140	64140	64140	64140		64140	82650	
Owner Oc	56.78	56.72	56.18	56.18	56.18	hmstd 5250 l	58890 b	
Hmstd RB								
Net Tax	2397.26	2424.56	2372.06	2372.06	2372.06			
Sp-Asmnt	24.41	40.82	40.82	40.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		759		a	*MAIN
1H	F/C	A		504		b	ADDTN
	CB	G		432	10370	c	GRAGE
1H	F/C	A		270		d	ADDTN
1	F/C	A		160		e	ADDTN
	OFP	P		112	3360	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
217	1	2018-05-17	KOEHLER HUNTER R & BAILEY	1SD	198000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7890	38520	46410	1862.94
2021	7890	38520	46410	1874.28

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



17704 CR 155 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1693	126820
	Part Upper	FRAME	774	35040
	Subtotal			161860
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	Air Conditioning	4420
Floor/Carpet	X		Garages and Carports	10370
Floor/Tile-Lino	T	T	Extra Features	3360
Number of Rooms	4	3	Total Value	180010
Bedrooms		2		
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
			Code:	3900
			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	1H F		2467		C	1994AV	180010	.24		218890
2	Pole Build		24X36	864		C	1994AV	10370	.60		4150
3	POND	*.18A		0			OLD/	0			0
4	Shelter		12X12	144		D	1994AV	1240	.60		500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.2030				5000	3950	16600	16600
road	.2100							

Call Back: Sign: PSN Date: 2014-11-26 Lister:

40-170034.0000-v082020R