

Parcel: 3308890
MODOCK RUDY B

6009 PARIS AVE

Parcel

Address	6009 PARIS AVE
Unit	
City, State, Zip	LOUISVILLE OH 44641-9524
Routing Number	33013SE020300
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	RS23101 - NIMISHILLEN 1-01
Acres	1.99
Taxing District	00300
District Name	NIMISHILLEN TOWNSHIP - LOUISVILLE CSD
Gross Tax Rate	89.6
Effective Tax Rate	54.32767
Non-Business Credit	9.3916
Owner Occupancy Credit	2.3479

[Link to GIS Map Application](#)

Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner

Owner 1	MODOCK RUDY B
Address	6009 PARIS AVE NE
	LOUISVILLE OH 44641

Tax Mailing Name and Address

Mailing Name 1	RUDY B MODOCK
Mailing Name 2	
Address 1	6009 PARIS AVE NE
Address 2	
Address 3	LOUISVILLE OH 44641

Click Here for Address Change Form

Mortgage Company	8
Mortgage Company Name	CORE LOGIC
Mortgage Company Address	IRVING TX 75063
Treas Code	-

Legal

Legal Desc 1	13 SE 1.99A
Legal Desc 2	
Legal Desc 3	
Notes	

Taxing District	00300
District Name	NIMISHILLEN TOWNSHIP - LOUISVILLE CSD
	Tax Map

Credits & Programs

Homestead Exemption	NO
Disabled Veteran Benefit	NO
Owner Occupancy Credit	YES
Non-Business Credit	YES
CAUV Reduction	NO
Agriculture District	NO

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
21-APR-22	0:CURB REVIEW	A:APPRAISER	KLM

08-SEP-21	10:PICTOMETRY	A:APPRAISER	JEM
11-MAY-21	4:EXTERIOR (NO ACCESS)	A:APPRAISER	JMJ
22-AUG-17	10:PICTOMETRY	A:APPRAISER	KLM
10-MAY-17	2:OCCUPANT (NO ACCESS)	A:APPRAISER	KLM
04-APR-17	0:CURB REVIEW	A:APPRAISER	KLM
04-APR-17	6:CARD RETURNED	A:APPRAISER	KLM
27-AUG-07	4:EXTERIOR (NO ACCESS)	A:APPRAISER	LAS

Appraised Value (100%)

Year	2025
Appraised Land	\$50,600
Appraised Building	\$130,000
Appraised Total	\$180,600
CAUV Land	
CAUV Total	

Assessed Value (35%)

Assessed Land	\$17,710
Assessed Building	\$45,500
Assessed Total	\$63,210
CAUV Land	
CAUV Total	

Value History

Year	Land	Building	Total	CAUV
2025	\$50,600	\$130,000	\$180,600	
2024	\$50,600	\$130,000	\$180,600	
2023	\$44,600	\$81,300	\$125,900	
2022	\$44,600	\$81,300	\$125,900	
2021	\$31,200	\$80,000	\$111,200	
2020	\$49,400	\$55,700	\$105,100	
2019	\$49,400	\$55,700	\$105,100	
2018	\$49,400	\$55,700	\$105,100	

2017	\$49,400	\$55,700	\$105,100
2016	\$49,400	\$55,700	\$105,100
2015	\$49,400	\$55,700	\$105,100
2014	\$49,400	\$47,000	\$96,400
2013	\$49,400	\$47,000	\$96,400
2012	\$49,400	\$47,000	\$96,400
2011	\$42,400	\$48,400	\$90,800
2010	\$42,400	\$48,400	\$90,800

Appeal Tracking Filings

Tax Year	Filing Date	Type	Case #
2018	01-APR-2019	BOARD OF REVISION	2018-97933
2018	01-APR-2019	BOARD OF REVISION	2018-97933

Current Value

Tax Year	Filing Date	Type	Case #	Tax Payer Opinion of Value	Current Value
2018	01-APR-2019	BOARD OF REVISION	2018-97933	138,600	105,100
2018	01-APR-2019	BOARD OF REVISION	2018-97933	138,600	105,100

Hearing Schedule

Tax Year	Case #	Hearing Date	Time
2018	2018-97933	23-MAY-2019	3:15 PM
2018	2018-97933	23-MAY-2019	3:15 PM

Notices Sent

Date	Type
28-MAY-2019	BOR

Decision

Reason	Action	Date	Decision Values
BOR Appeal Decision	No Change in Value	23-MAY-2019	105,100

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2023	50899	1	\$1.00	\$.00	-\$1.00	\$.00
RP_OH	2023		1	\$1,074.77	\$.00	-\$1,074.77	\$.00
RP_OH	2023	50899	2	\$1.00	\$.00	-\$1.00	\$.00
RP_OH	2023		2	\$1,074.77	\$.00	-\$1,074.77	\$.00
Total:				\$2,151.54	\$.00	-\$2,151.54	\$.00

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	11-OCT-22	13-OCT-22	\$4.41
RP_OH	2022	08-FEB-23	08-FEB-23	\$1,078.90
RP_OH	2022	11-JUL-23	11-JUL-23	\$1,078.90
RP_OH	2023	09-FEB-24	09-FEB-24	\$1,075.77
RP_OH	2023	08-JUL-24	09-JUL-24	\$1,075.77
Total:				\$4,313.75

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

Special Assessments

Year	Project	Desc	Delq	Current	Total
2023	50899	MUSKINGUM WATERSHED		\$.00	\$.00
2023	50899	MUSKINGUM WATERSHED		\$.00	\$.00

Special Assessment Payoff Totals

Project	Description	Taxes	Fee	Penalty/Interest	Paid	Total
51720	MUSKINGUM WATERSHED	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
	Total:	\$2.00	\$0.00	\$0.00	\$0.00	\$2.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	A-ACREAGE	01 - HOUSE LOT	43,560	1.00	40,000	\$33,500
2	A-ACREAGE	70 - ROADWAY	6,098	.14	0	\$0
3	A-ACREAGE	10 - EXCESS LAND	37,026	.85	24,000	\$17,100
	Total:		86,684	1.99		\$50,600

Land 1 of 3

Line #	1
Land Type	A - ACREAGE
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	43,560
Acres	1.00
Land Units	
Actual Frontage	.0
Effective Frontage	.0
Override Size	
Actual Depth	0
Table Rate	40,000.00
Override Rate	
Depth Factor	1
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.83722

Value \$33,500
 Exemption %
 Homesite Value \$33,500

Residential

Card 2
 Stories 1
 Construction 1 - FRAME
 Style 18 - MFG-MODULAR HOME
 Square Feet 1,836
 Year Built 1996
 Effective Year 2000
 Year Remodeled
 % Complete 100
 Dwelling Value \$123,800

Grade C - AVERAGE
 CDU GD - GOOD

Bedrooms 3
 Basement 1 - FULL
 Basement Quality 0 - NONE
 Rec Room 0
 Finished Basement 0
 Full Baths 2
 Half Baths 0
 Central Air 1 - AC/HEAT
 Heating Fuel Type 5 - PROPANE
 WBFP Stacks 1
 Fireplace Openings 1
 Rental Units
 Monthly Rents

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
2	0						1,836			\$0

Total:

\$0

Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	185	QUONSET BUILDING	2006	28	20	560	6,200
Total:								6,200

Other Building and Yard Improvement

Card	1
Line #	1
Code	185
Description	QUONSET BUILDING
Construction Type	C6 - LIGHT OR MEDIUM STEEL
# Stories	S2 - 1 STORY
Common Walls	W0 - NO COMMON WALLS
Year Built	2006
Width x Length	20 X 28
Wall Height	
Area	560
Units	1
Grade	C
Rate	21.0000
Condition	A - AVERAGE
Functional Reason	0 - LEGACY
Functional %	
Economic Reason	0 - LEGACY
Economic %	
OVR Depr	
Depr	40
Make	
Model	
Serial No.	
Title No.	
% Complete	100
Value	6,200

