

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210024.0000
U22

RES
2025

sale

Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r

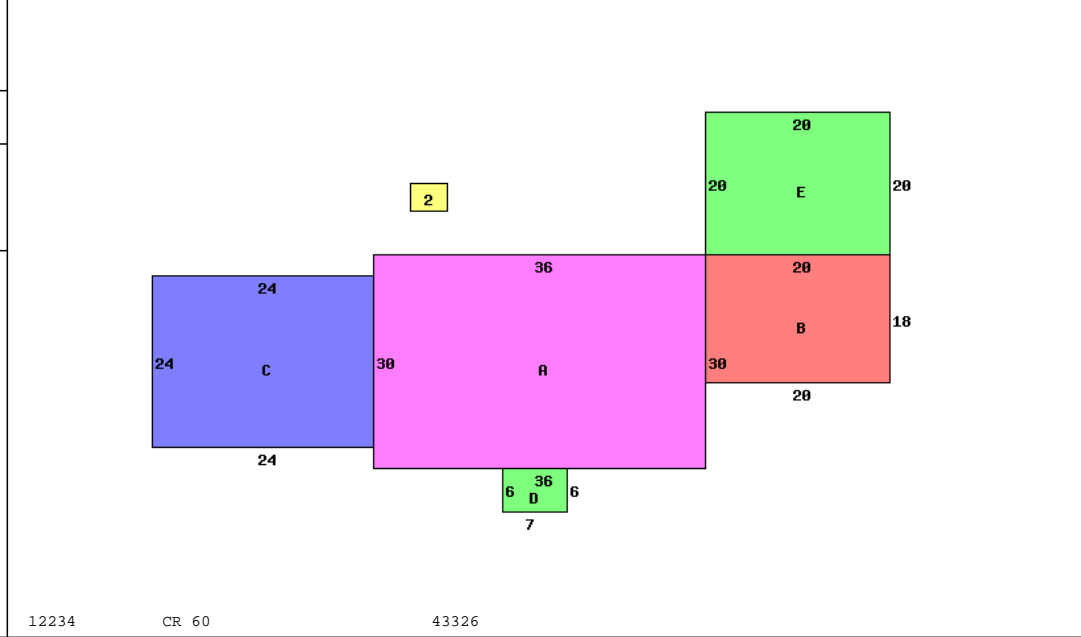
2022	RUHLEN GEORGE E & CAR
2023	RUHLEN GEORGE E & CAR
2024	RUHLEN GEORGE E & CAR
2025	RUHLEN GEORGE E & CAROL
	12234 CR 60
	KENTON OH 43326

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	20000
Land100%	15600	20000	20000	20000	171210
Bldg100%	155830	171200	171200	171200	191210t
Totl100%	171430t	191200t	191200t	191200t	
Cauvl00%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	54540	59920	59920	59920	59920
Totl 35%	60000t	66920t	66920t	66920t	66920t
Hmstd35%	58770	64740	64740	64740	
Owner Oc	66.16	57.70	57.50	57.26	hmstd 5250 l 59490 b
Hmstd RB	367.16	303.66	327.52	337.88	
Net Tax	2152.18	1914.48	1911.60	1892.12	
Sp-Asmnt	27.00	31.00	27.00	30.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		1080		b	ADDN
1	F	A		360		c	GRAGE
Q	F2	G		576	13820	d	PORCH
	STP	P		42	170	e	PORCH
	DK	P		400	6000		

Year	Land	Bldg	Total	Net Tax
2021	5460	54540	60000	2163.54
2020	5460	54540	60000	2172.64

Project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
247	KURT DITCH BLANCHARD RIVER M			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
286	DEARDORFF #1024 - BLANCHARD			XA/2025



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Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	1440 113850
Part Upper	FRAME	1080 38430
Qtr Story	FRAME	576 2400
Subtotal		154680
Metal Roof	GABLE	
Plaster/Drywall	X X X	576 sq ft Attic Finish 9710
Floor/Pine	X X X	Fireplaces 2000
Floor/Carpet	X X	Plumbing 2100
Number of Rooms	4 3 1	Garages and Carports 13820
Bedrooms	3	Extra Features 7850
Fireplace		Total Value 190160
Openings	1	PUB ELECTRIC
Stacks	1	PRIV WATER
Central Heat	A	PRIV SEWER
ELECTRIC		PUB PAVED ST/RD
Plumbing		
Standard	1	Neighborhood:
Extra 3 Fixture	1	Code: 100
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	PtxFt	Area	Grade	Cond	Value	Dpr	Value
2 Shed		12X16	192	D	OLD/AV	1840	.65	640
3 Lean-To		12X16	192	D	OLD/AV	1230	.65	430
4 Lean-To		8X10	80	D	OLD/AV	510	.65	180
homesite	1.0000	effective	depth	actual	effective	extended	true	
small acreage	1.0000	frontage	depth	rate	rate	value	value	
		15000	15000	5000	5000	5000	5000	