

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%					

PT NW 1/4 S31 2.00A
SEE PCL 01-210024.01 FOR
REST OF SPECIALS

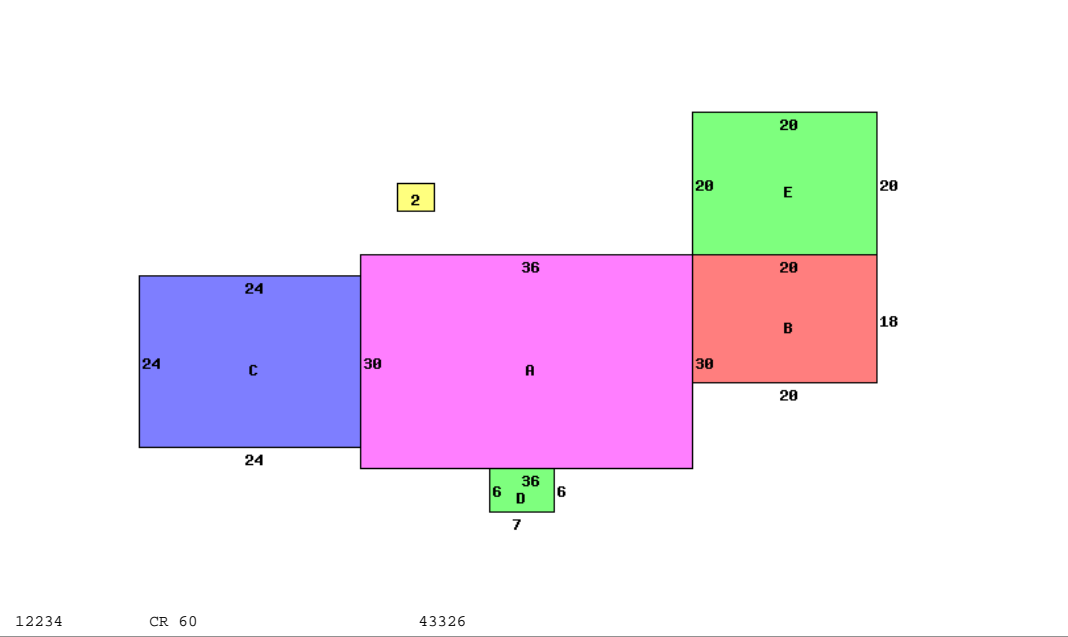
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Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	54540	59920	59920	59920	59920
Totl 35%	60000t	66920t	66920t	66920t	66920t
Hmstd35%	58770	64740	64740	64740	
Owner Oc	66.16	57.70	57.50	57.26	hmstd 5250 l 59490 b
Hmstd RB	367.16	303.66	327.52	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			ADDN
1	F	A		360			GRAGE
Q	F2	G		576	13820		PORCH
	STP	P		42	170		PORCH
	DK	P		400	6000		PORCH

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
				Total Value	190160
Fireplace					
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	Phy	Fnc	True
1 DWELLING	1H F/C			1970GD	.35		169960
2 Shed		12X16	192	D OLD/AV	.65		640
3 Lean-To		12X16	192	D OLD/AV	.65		430
4 Lean-To		8X10	80	D OLD/AV	.65		510
homesite	effective	depth	actual	effective	extended	true	
1.0000	frontage	depth	rate	rate	value	value	
1.0000			15000	15000	15000	15000	
			5000	5000	5000	5000	