

CESSNA TWP  
KENTON SD

00070

Hardin County, Ohio  
Michael T. Bacon, Auditor

07-260010.0000  
J19

RES  
2025

sale

Eff Rate:- 49.57 — 43.43 — 45.81 — 45.51 — a/r

2022	RUHLEN JEFFREY W & LI	1997-04-21
2023	RUHLEN JEFFREY W & LI	1997-04-21
2024	RUHLEN JEFFREY W & LI	1997-04-21
2025	RUHLEN JEFFREY W & LISA	1997-04-21
	10381 TR 115	1WD FRAC S26 3.00A
		\$76,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0050	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	96110	127060	127770	127770	127760
Totl100%	114710t	152060t	152770t	152770t	152760t
Cauvl00%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	33640	44470	44720	44720	44720
Totl 35%	40150t	53220t	53470t	53470t	53470t
Hmstd35%	36010	46860	47100	47100	
Owner Oc	34.74	40.80	40.98	40.86	
Hmstd RB					
Net Tax	1800.38	2085.10	2222.30	2207.04	
Sp-Asmnt	26.63	26.63	44.52	44.52	

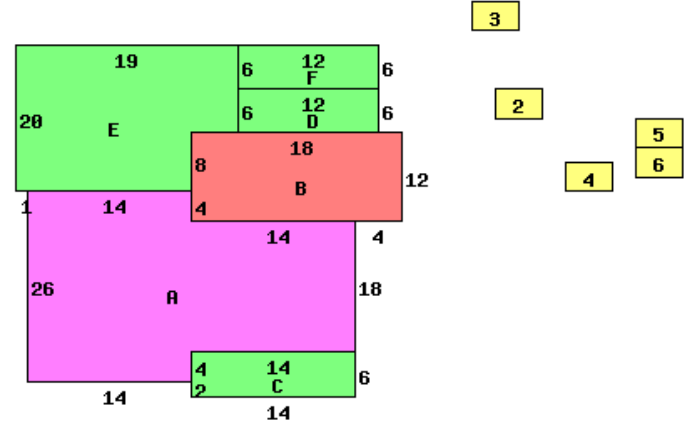
Orig Tax Year 1998  
Parent: 07-260006.0000

hmstd 5250 1 41850 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		616			
1 +	F/C	A		216			ADDTN
	OFFP	P		84	2520		PORCH
	FFP	P		72	2880		PORCH
	DK	P		348	5220		PORCH
	DK	P		72	1080		PORCH

#: 013, L/W  
072600130000 2.522a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
203	1	1997-04-21	RUHLEN JEFFREY W & LISA	1WD	76000	0	0
Year	Land	Bldg	Total	Net Tax			
2021	6510	33640	40150	1807.14			
2020	6510	33640	40150	1559.42			
p r o j e c t		ben acres		/ % factor			
902	MAIN DISTRICT CONSERVANCY	XA/2025					
500	HARDIN COUNTY LANDFILL	XA/2025					



10381 TR 115 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	832 98580
	Full Upper	FRAME	616 49400
	Qtr Story	FRAME	216 960
	Basement		616 11690
	Subtotal		160630
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	2690
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Extra Features	11700
Floor/Pine	X	Total Value	177120
Floor/Concrete	X		
Floor/Tile-Lino	T	PUB ELECTRIC	
Number of Rooms	2 4 2	PRIV WATER	
Bedrooms	1 2	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: HIGH	
Central A/C	A	Topo: ROLLING	
Plumbing		Neighborhood:	
Standard	1	Code:	700
Extra 3 Fixture	1	Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1448	1448		C	OLD/GD	177120	.40	.10	113820
2 Garage		24X30	720		D	1930AV	13820	.65		5760
3 Shed	*PP 0	10X10	100			OLD/	0			0
4 Shed	*NV 0	8X8	64			OLD/AV	0			0
5 Pole Build		30X40	1200		C	1977AV	19800	.65		6930
6 P	CAN	14X16	224			2013AV	1790	.30		1250

homesite	small acreage	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value
		1.0000	1.0000			15000	15000	15000
		2.0000	2.0000			5000	10000	10000