CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-260010.0000 RES
J19 2026

sale

2023 RUHLEN JEFFREY W & LI	1997-04-21	
2024 RUHLEN JEFFREY W & LI	1997-04-21	
2025 RUHLEN JEFFREY W & LI	1997-04-21	
2026 RUHLEN JEFFREY W & LISA	1997-04-21	PT SW4 NE4 & PT SE4 NE4
10381 TR 115	1WD	FRAC S26 3.00A
	$76,000	
KENTON OH 43326		

Orig Tax Year 1998
Parent: 07-260006.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0050	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	127060	127770	127770	127770		127770	163940	163930
Totl100%	152060t	152770t	152770t	152770t		152770t	191200t	191180t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	44470	44720	44720	44720		44720	57380	57380
Totl 35%	53220t	53470t	53470t	53470t		53470t	66920t	66910t
Hmstd35%	46860	47100	47100	47100		47100	60550	
Owner Oc	40.80	40.98	40.86	40.86	40.86	hmstd 5250 l	41850 b	
Hmstd RB								
Net Tax	2085.10	2222.30	2207.04	2207.04	2207.04			
Sp-Asmnt	26.63	44.52	44.52	44.52				

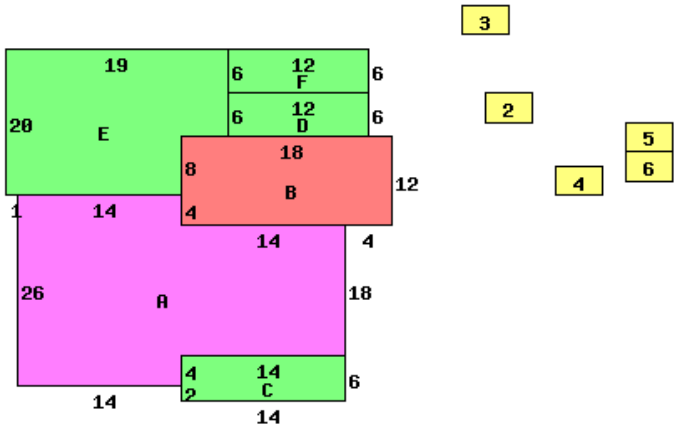
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		616		a	*MAIN
1 +	F/C	A		216		b	ADDTN
	OFP	P		84	2520	c	PORCH
	EFP	P		72	2880	d	PORCH
	DK	P		348	5220	e	PORCH
	DK	P		72	1080	f	PORCH

#: 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
2022	6510	33640	40150	1800.38
2021	6510	33640	40150	1807.14

project		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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	832	98580
	Full Upper	FRAME	616	49400
	Qtr Story	FRAME	216	960
	Basement		616	11690
	Subtotal			160630
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Concrete	X				
Floor/Tile-Lino		T			
Number of Rooms		2	4	2	
Bedrooms		1	2		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	2690
Plumbing	2100
Extra Features	11700
Total Value	177120
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: HIGH	
Topo: ROLLING	
Neighborhood:	
Code:	700
Dwl/Gar/NC%	1.5500

	Bldg	Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value			
1	DWELLING		2 B F			1448		C	OLD/GD	177120	.40	.10	148250			
2	Garage				24X30	720		D	1930AV	13820	.65		7500			
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	ELECTRIC	CONCRET FL	HEATING
6	P			CAN	14X16	224			2013AV	1790	.30		1250			

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-04-17 Lister: