

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-180023.0000
I45

RES
2024

sale

2021	RUHLEN NATHAN D & SHE	2019-11-04	
2022	RUHLEN NATHAN D & SHE	2019-11-04	
2023	RUHLEN NATHAN D & SHE	2019-11-04	
2024	RUHLEN NATHAN D & SHELBY 12474 CR 90	2019-11-04 PT NW 1/4 18 3.00A 1SD	
KENTON OH 43326		\$43,750	

Eff Rate:- 49.24 — 48.97 — 39.04 — 41.32 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	18600	28000	28000	28000
Bldg100%	261510	203490	247340	247340	247350
Totl100%	280110t	222090t	275340t	275340t	275350t
Cauv100%					
Tax Value:					
Land 35%	6510	6510	9800	9800	9800
Bldg 35%	91530	71220	86570	86570	86570
Totl 35%	98040t	77730t	96370t	96370t	96370t
Hmstd35%	73610	72640	89670	89670	
Owner Oc	80.64	79.10	78.64	78.34	
Hmstd RB					
Net Tax	4316.92	3389.14	3345.92	3567.54	
hmstd 6300 l 83370 b					
Sp-Asmnt	43.02	25.01	33.02	29.02	

SHB+ 1 B	CONS F F PAT	TYPE M G P	FACT	SQ-FT 1720 624 100 432	VALUE 14980 3000 1300	a b c d	*MAIN GRAGE PORCH PORCH
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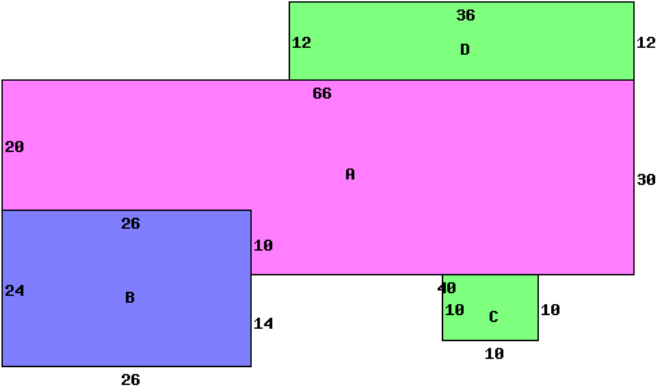
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
499	1	2019-11-04	RUHLEN NATHAN D & SHELBY	1SD	43750	18000	51940
128	1	2018-03-29	RUHLEN DOUGLAS & HOLLY	1WD	37226	18000	51940
444	1	2017-10-10	US BANK NATIONAL ASSOC	1WD *	0	16510	54600
114	1	1995-02-14	BOYD BETTY	1WD	15000	11310	0
1132	1	1994-12-07	MATHEWS J SCOTT	1WD *	10000	0	20030
731	0	1987-08-26			0	0	20630

Year	Land	Bldg	Total	Net Tax
2020	6510	22330	28840	1270.02
2019	6300	18180	24480	993.72

p r o j e c t	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2024
286 DEARDORFF #1024 - BLANCHARD				XA/2024
500 HARDIN COUNTY LANDFILL				XA/2024
921 BLANCHARD RIVER MAINT				XA/2023

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12474 CR 90 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1720	127070
		Basement		1720	31820
		Subtotal			158890
Shingle		Roof	GABLE		
	B 1 2 U A				
Plaster/Drywall	D		Air Conditioning	2980	
Unfinished Wall	X		Plumbing	2100	
Floor/Pine	X		Garages and Carports	14980	
Floor/Carpet	X		Extra Features	4300	
Floor/Concrete	X		Total Value	183250	
Floor/Tile-Lino	T				
Number of Rooms	15		PRIV WATER		
Bedrooms	3		PRIV SEWER		
Central Heat	A		PUB PAVED ST/RD		
			PUB SIDEWALK		
Central A/C	A		Neighborhood:		
Plumbing			Code:	3300	
Standard	1		Dwl/Gar/NC%	1.3400	
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1720	1720			2020AV		183250	.03		238190
2 Garage	1 P	24X24	576		C	1997AV		13820	.55		8330
3 Shed		12X16	192		D	1997AV		1840	.55		830
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	factor	rate	rate	value	value			
	1.0000	18000	18000	10000	18000	18000	10000	18000			
	2.0000	5000	5000	10000	5000	5000	10000	10000			