

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-180023.0000  
I45

RES  
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

2022 RUHLEN NATHAN D & SHE	2019-11-04
2023 RUHLEN NATHAN D & SHE	2019-11-04
2024 RUHLEN NATHAN D & SHE	2019-11-04
2025 RUHLEN NATHAN D & SHELBY	2019-11-04 PT NW 1/4 18 3.00A
12474 CR 90	1SD
KENTON OH 43326	\$43,750

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	511	511	511	511	511	CAMA
Acres	3.0000	3.0000	3.0000	3.0000	3.0000	511
Land100%	18600	28000	28000	28000	28000	28000
Bldg100%	203490	247340	247340	247340	247340	247350
Totl100%	222090t	275340t	275340t	275340t	275340t	275350t
Cauv100%						
Tax Value:						
Land 35%	6510	9800	9800	9800	9800	9800
Bldg 35%	71220	86570	86570	86570	86570	86570
Totl 35%	77730t	96370t	96370t	96370t	96370t	96370t
Hmstd35%	72640	89670	89670	89670	89670	
Owner Oc	79.10	78.64	78.34	77.42	77.42	hmstd 6300 l 83370 b
Hmstd RB						
Net Tax	3389.14	3345.92	3567.54	3578.08	3578.08	
Sp-Asmnt	25.01	33.02	29.02	34.03		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1720			
	F	G		624	14980	b	GRAGE
	OFFP	P		100	3000	c	PORCH
	PAT	P		432	1300	d	PORCH

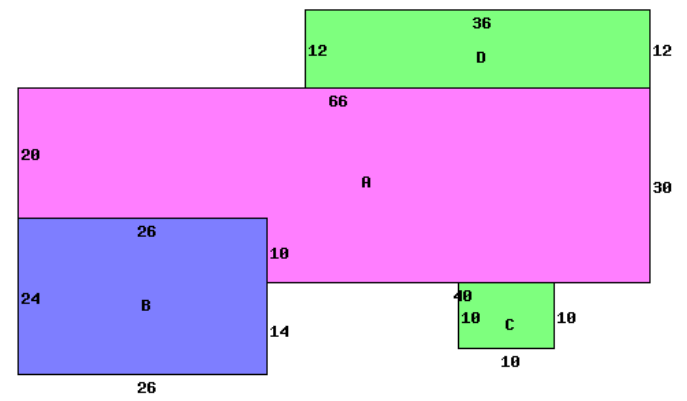
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
499	1	2019-11-04	RUHLEN NATHAN D & SHELBY	1SD	43750	18000	51940
128	1	2018-03-29	RUHLEN DOUGLAS & HOLLY	1WD	37226	18000	51940
444	1	2017-10-10	US BANK NATIONAL ASSOC	1WD *	0	16510	54600
114	1	1995-02-14	BOYD BETTY	1WD	15000	11310	0
1132	1	1994-12-07	MATHEWS J SCOTT	1WD	10000	0	20030
731	0	1987-08-26		1WD *	0	0	20630

Year	Land	Bldg	Total	Net Tax
2021	6510	91530	98040	4316.92
2020	6510	22330	28840	1270.02

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

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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	1 5	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	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		1720		C	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	actual	effective	extended	true		
small acreage		frontage	frontage	depth	rate	rate	value	value		
		1.0000	18000		5000	18000	18000	18000		
		2.0000	5000		5000	10000	10000	10000		