

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	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	203490	247340	247340	247340	247350
Totl100%	222090t	275340t	275340t	275340t	275350t
Cauv100%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	71220	86570	86570	86570	86570
Totl 35%	77730t	96370t	96370t	96370t	96370t
Hmstd35%	72640	89670	89670	89670	
Owner Oc	79.10	78.64	78.34	77.42	hmstd 6300 l 83370 b
Hmstd RB					
Net Tax	3389.14	3345.92	3567.54	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
	OFF	P		100	3000	c	PORCH
	PAT	P		432	1300	d	PORCH

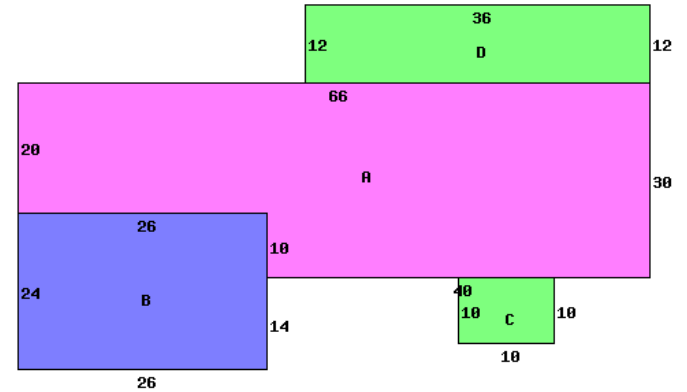
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
499	1	2019-11-04	RUHLEN NATHAN D & SHELBY	1SD	43750	18000	51940
128	1	2018-03-29	RUHLEN DOUGLAS & HOLLY	1WD	37226	18000	51940
444	1	2017-10-10	US BANK NATIONAL ASSOC	1WD *	0	16510	54600
114	1	1995-02-14	BOYD BETTY	1WD	15000	11310	0
1132	1	1994-12-07	MATHEWS J SCOTT	1WD *	10000	0	20030
731	0	1987-08-26			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		effective	depth	actual	effective	extended	true			
small acreage	1.0000	frontage	depth	rate	rate	value	value			
	2.0000			5000	5000	18000	18000			