

PLEASANT TWP
NORTHERN SD

00340

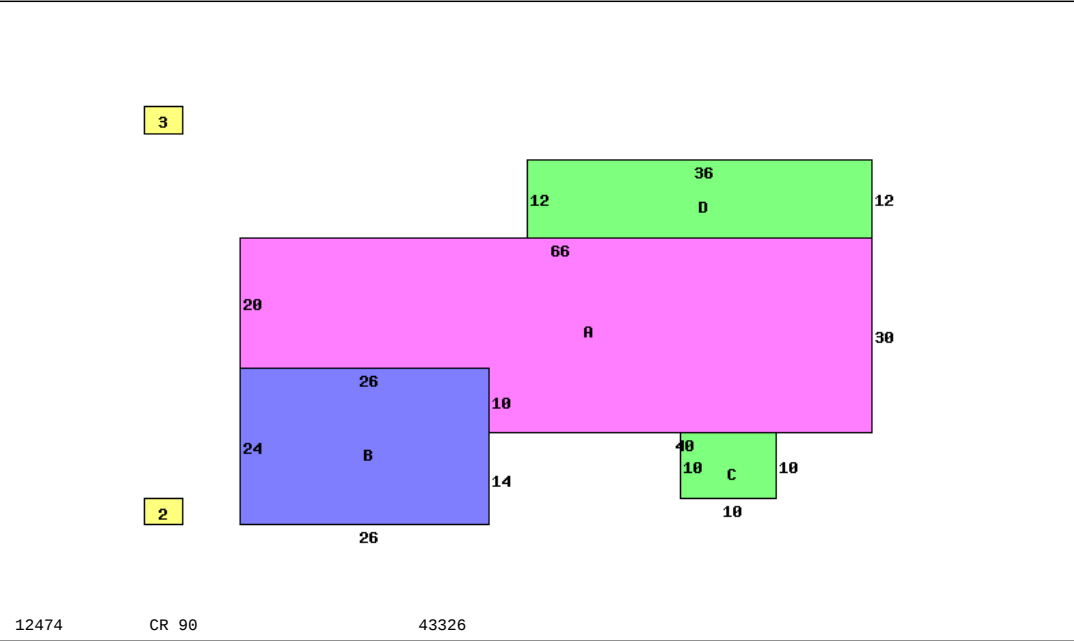
Hardin County, Ohio
Michael T. Bacon, Auditor

34-180023.0000
I45

RES
2024

sale		Eff Rate:- 49.24 — 48.97 — 39.04 — 41.33 — a/r			
2021 RUHLEN NATHAN D & SHE	2019-11-04	Tax Year	2021	2022	2023
2022 RUHLEN NATHAN D & SHE	2019-11-04	Prop Cls	511	511	511
2023 RUHLEN NATHAN D & SHE	2019-11-04	Acres	3.0000	3.0000	3.0000
2024 RUHLEN NATHAN D & SHELBY	2019-11-04 PT NW 1/4 18 3.00A	Land100%	18600	18600	28000
12474 CR 90	1SD	Bldg100%	261510	203490	247340
KENTON OH 43326	\$43,750	Totl100%	280110t	222090t	275340t
		Cauv100%			275350t
		Tax Value:			
		Land 35%	6510	6510	9800
		Bldg 35%	91530	71220	86570
		Totl 35%	98040t	77730t	96370t
		Hmstd35%	73610	72640	89670
		Owner Oc	80.64	79.10	78.34
		Hmstd RB			
		Net Tax	4316.92	3389.14	3345.92
		Sp-Asmnt	43.02	25.01	33.02
					29.02

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value	Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
Story Height	1						1	DWELLING	1 B F		1720		C	2020AV		183250	.03		238190
Floor Level		Main	FRAME	1720	127070		2	Garage	1 P	24X24	576		C	1997AV		13820	.55		8330
		Basement		1720	31820		3	Shed		12X16	192		D	1997AV		1840	.55		830
		Subtotal			158890				acres/	effective	depth	depth		actual	effective	extended	true		
Shingle		Roof	GABLE						frontage	frontage	factor			rate	rate	value	value		
	B 1 2 U A								small acreage					5000	5000	10000	10000		
Plaster/Drywall	D				2980														
Unfinished Wall	X				2100														
Floor/Pine	X				14980														
Floor/Carpet	X				4300														
Floor/Concrete	X				183250														
Floor/Tile-Lino	T																		
Number of Rooms	15																		
Bedrooms	3																		
Central Heat	A																		
Central A/C	A																		
Plumbing																			
Standard	1				3300														
Extra 3 Fixture	1				1.3400														

Call Back:

Sign: PSN Date: 2015-12-01 Lister:

34-180023.0000-v082020R