

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

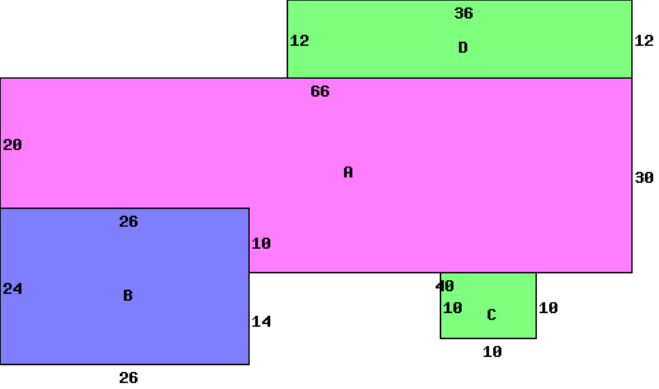
2022	RUHLEN NATHAN D & SHE	2019-11-04	
2023	RUHLEN NATHAN D & SHE	2019-11-04	
2024	RUHLEN NATHAN D & SHE	2019-11-04	
2025	RUHLEN NATHAN D & SHELBY	2019-11-04	PT NW 1/4 18 3.00A
	12474 CR 90	1SD	
	KENTON OH 43326	\$43,750	

Tax Year	2022	2023	2024	2025	2025		CAMA
Prop Cls	511	511	511	511	511		511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000		
Land100%	18600	28000	28000	28000	28000		30700
Bldg100%	203490	247340	247340	247340	247340		313580
Totl100%	222090t	275340t	275340t	275340t	275340t		344280t
Cauv100%							
Tax Value:							
Land 35%	6510	9800	9800	9800	9800		10750
Bldg 35%	71220	86570	86570	86570	86570		109750
Totl 35%	77730t	96370t	96370t	96370t	96370t		120500t
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+ 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			
2021	6510	91530	98040	4316.92			
2020	6510	22330	28840	1270.02			
p r o j e c t							
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			
ben acres / % factor							

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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% 1.7000
Extra 3 Fixture	1	