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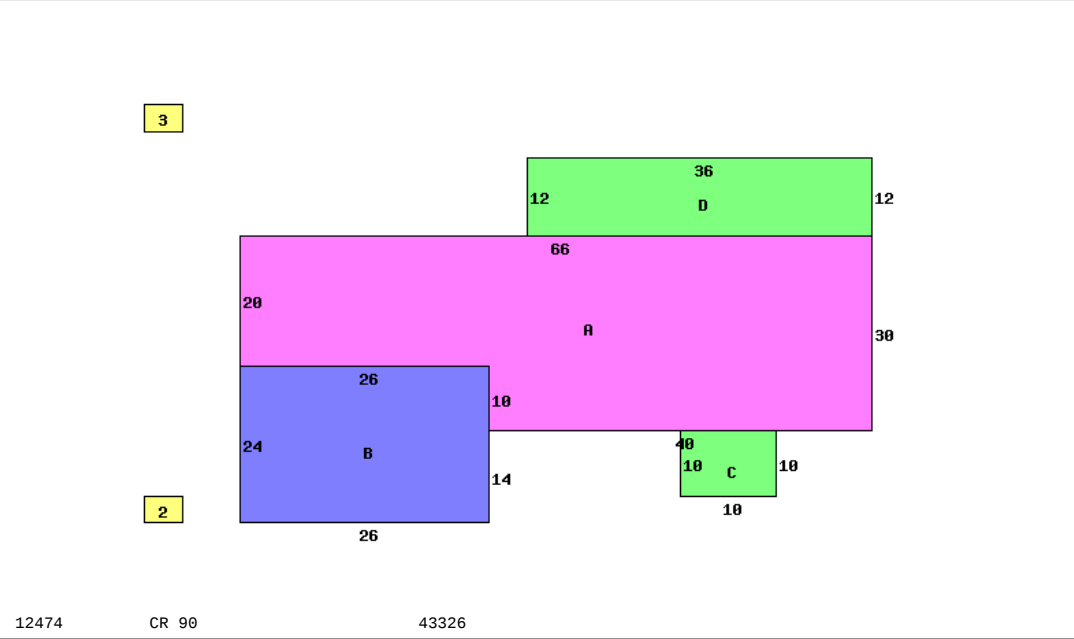
Hardin County, Ohio
Michael T. Bacon, Auditor

34-180023.0000
I45

RES
2025

2022 RUHLEN NATHAN D & SHE		2019-11-04	Tax Year	2022	2023	2024	2025	2025	CAMA
2023 RUHLEN NATHAN D & SHE		2019-11-04	Prop Cls	511	511	511	511	511	511
2024 RUHLEN NATHAN D & SHE		2019-11-04	Acres	3.0000	3.0000	3.0000	3.0000	3.0000	
2025 RUHLEN NATHAN D & SHELBY		2019-11-04	Land100%	18600	28000	28000	28000	28000	30700
12474 CR 90		1SD	Bldg100%	203490	247340	247340	247340	247340	313580
KENTON OH 43326		\$43,750	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 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		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			



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		24X24		576		C		2020AV		183250		.03		302180							
Floor Level		Main		FRAME		1720		2 Garage		1 P		12X16		192		D		1997AV		13820		.55		10570							
		Basement				1720		3 Shed										1997AV		1840		.55		830							
		Subtotal				158890																									
Shingle		Roof		GABLE																											
		B 1 2 U A																													
Plaster/Drywall		D		Air Conditioning		2980		homesite		1.0000		effective		depth		actual		rate		effective		rate		extended		value		true		value	
Unfinished Wall	X			Plumbing		2100		small acreage		2.0000		frontage				20700		20700		20700		20700		10000		10000					
Floor/Pine	X			Garages and Carports		14980										5000		5000		5000		5000									
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%		1.7000																									
Extra 3 Fixture	1																														

Call Back:

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

34-180023.0000-v082020R