PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-180023.0000 RES
I45 2026

sale

2023	RUHLEN NATHAN D & SHE	2019-11-04
2024	RUHLEN NATHAN D & SHE	2019-11-04
2025	RUHLEN NATHAN D & SHE	2019-11-04
2026	RUHLEN NATHAN D & SHELB	2019-11-04 PT NW 1/4 18 3.00A
12474	CR 90	1SD
		$43,750
	KENTON OH 43326	

Eff Rate:– 39.04 — 41.32 — 41.38 — 41.39 — a/r

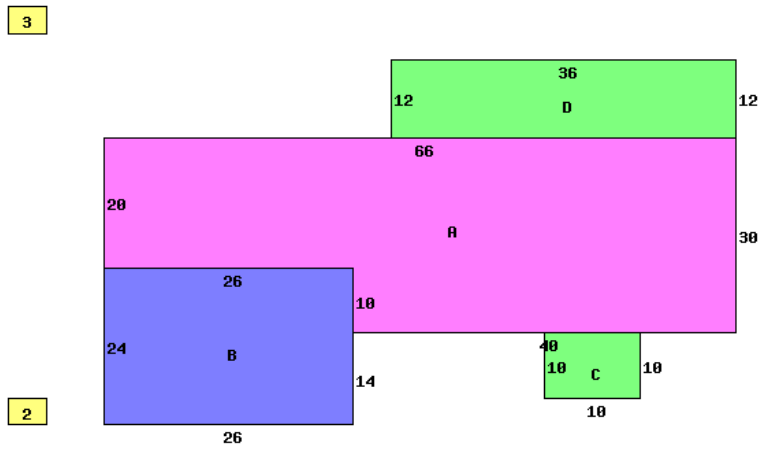
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	247340	247340	247340	247340		247340	313570	313580
Totl100%	275340t	275340t	275340t	275340t		275340t	344290t	344280t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	86570	86570	86570	86570		86570	109750	109750
Totl 35%	96370t	96370t	96370t	96370t		96370t	120500t	120500t
Hmstd35%	89670	89670	89670	89670		89670	113010	
Owner Oc	78.64	78.34	77.42	77.42	77.42	hmstd 6300 l	83370 b	
Hmstd RB								
Net Tax	3345.92	3567.54	3578.08	3578.08	3578.08			
Sp-Asmnt	33.02	29.02	34.03	34.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1720		a	*MAIN
	F	G		624	14980	b	GRAGE
	OFP	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
2022	6510	71220	77730	3389.14
2021	6510	91530	98040	4316.92

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			



12474 CR 90 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	
		PUB PAVED ST/RD	
Central Heat	A	PUB SIDEWALK	
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1720		C	2020AV	183250	.03		302180
2	Garage	1 P	24X24	576		C	1997AV	13820	.55		10570
3	Shed		12X16	192		D	1997AV	1840	.55		830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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