

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-180026.0000
I46

RES
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

2022 RUHLEN DOUGLAS E & HO	1990-10-26
2023 RUHLEN DOUGLAS E & HO	1990-10-26
2024 RUHLEN DOUGLAS E & HO	1990-10-26
2025 RUHLEN DOUGLAS E & HOLL	1990-10-26 PT NW 1/4 18 3.00A
12380 CR 90	LUN
KENTON OH 43326	\$50,000

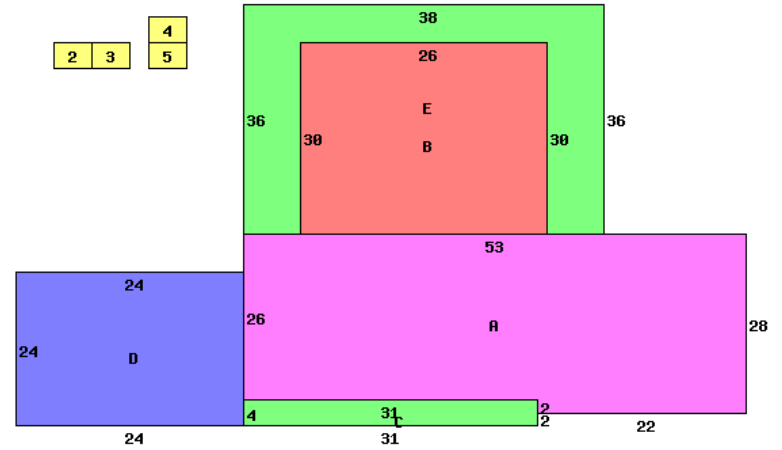
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	186400	226490	226490	226490	226490
Totl100%	205000t	254490t	254490t	254490t	254490t
Cauv100%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	65240	79270	79270	79270	79270
Totl 35%	71750t	89070t	89070t	89070t	89070t
Hmstd35%	68060	83450	83450	81350	
Owner Oc	74.12	73.18	72.90	70.22	hmstd 6300 l 75050 b
Hmstd RB					
Net Tax	3127.28	3091.98	3296.82	3308.36	
Sp-Asmnt	25.01	33.02	29.02	34.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1422			
1 B	F	A		780		b	ADDTN
	OFF	P		124	3720	c	PORCH
	F2	G		576	13820	d	GRAGE
	OFF	P		588	17840	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
868	1	1990-10-26		LUN *	50000	0	57830

Year	Land	Bldg	Total	Net Tax
2021	6510	65240	71750	3143.76
2020	6510	65240	71750	3156.54

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDEHILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
286 DEARDORFF #1024 - BLANCHARD			XA/2025



12380 CR 90 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	2202 147420
Basement		600 11420
Subtotal		158840
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X D	480 sq ft Basement Finish 5350
Unfinished Wall	X	Fireplaces 4000
Floor/Hardwood	X	Air Conditioning 3850
Floor/Carpet	X	Plumbing 2100
Floor/Concrete	X	Garages and Carports 13820
Floor/Tile-Lino	Y	Extra Features 22600
Number of Rooms	1 6	Total Value 210560
Bedrooms	3	
Fireplace		PUB ELECTRIC
Openings	2	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
ELECTRIC		Neighborhood:
Central A/C	A	Code: 3300
Plumbing		Dwl/Gar/NC% 1.3400
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2682		C	1977VG	210560	.24		214440
2 Pole Build		30X42	1260	C	1994AV	15120	.60		6050
3 P	OFF	10X42	420	C	1995AV	12600	.60		5040
4 P	DK	10X16	160	C	1993AV	2400	.60		960
5 POND	*.31A		0		OLD/	0			0
homesite	1.0000	effective	depth	actual	effective	extended	value	true	
small acreage	2.0000	frontage	depth	rate	rate	value	18000	18000	
				5000	5000	10000	18000	10000	

Call Back:

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

34-180026.0000-v082020R