

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-050056.0000
E11.01

COM
2025

sale

2022 AGREE LIMITED PARTNER	2020-06-08
2023 AGREE LIMITED PARTNER	2020-06-08
2024 AGREE LIMITED PARTNER	2020-06-08
2025 AGREE LIMITED PARTNERSH	2020-06-08 PT SE4 NW4 & PT NW4 SW4
1476 US 68	1WD S7 1.978A
DUNKIRK OH 45836	\$1,211,438

Eff Rate:-	49.55	46.28	46.60	46.51	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres	1.9870	1.9780	1.9780	1.9780	
Land100%	26000	26000	26000	26000	26000
Bldg100%	382830	439170	439170	439170	439160
Totl100%	408830t	465170t	465170t	465170t	465160t
Cauvl00%					
Tax Value:					
Land 35%	9100	9100	9100	9100	9100
Bldg 35%	133990	153710	153710	153710	153710
Totl 35%	143090t	162810t	162810t	162810t	162810t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	7089.90	7534.38	7587.96	7571.74	
Sp-Asmnt	243.00	247.00	243.00	249.82	

PER ZONING OFFICER THIS WAS REZONED COMMERCIAL

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
243	1	2020-06-08	AGREE LIMITED PARTNERSHIP	1WD	1211438	0	0
348	1	2019-08-15	DUNKIRK DG LLC	1WD	80000	0	0
106	1	2019-03-22	WARREN JOHN A	1QC *	0	0	0
105	1	2019-03-22	SEELEY THOMAS W	1QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	9100	133990	143090	7079.30
2020	9100	133990	143090	7386.64

project	ben acres	/	%	factor
921 BLANCHARD RIVER MAINT				XA/2023
235 KELLOGG #983 - BLANCHARD				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
305 LEASE #1037 - BLANCHARD				XA/2025



1476 US 68 45836

PUB PAVED ST/RD

Neighborhood: 100
Code: 100
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	FtxPt	Area	Unit	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 RETAIL	1 MTL	70X130	9100	50.57	C	2019AV	460190	.10	414170			
2 Paving			18000	1.50	C	2019AV	27000	.15	22950			
3 Paving			800	3.00	C	2019AV	2400	.15	2040			
comm secondary	acres/ frontage	effective	depth	depth	actual	effective	extended	true	value	value	value	value
	.9780	frontage	depth	factor	rate	rate	value	value	11000	11000	11000	11000
comm primary	1.0000				11250	15000	15000	15000	15000	15000	15000	15000

Call Back: Sign: PSN Date: 2019-03-25 Lister: 01-050056.0000-v082020R