

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-050056.0000  
E11.01

COM  
2025

sale

Eff Rate:- 49.55 — 46.28 — 46.60 — 46.51 — a/r

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

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
Cauv100%					
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

**1**

1476 US 68 45836

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
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	actual	effective	extended	true	
		.9780	frontage	depth	rate	rate	value	value	
comm primary		1.0000			11250	11250	11000	11000	
					15000	15000	15000	15000	

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