BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-050056.0000 COM
E11.01 2026

sale

2023 AGREE LIMITED PARTNER	2020-06-08	
2024 AGREE LIMITED PARTNER	2020-06-08	
2025 AGREE LIMITED PARTNER	2020-06-08	
2026 AGREE LIMITED PARTNERSH	2020-06-08	PT SE4 NW4 & PT NW4 SW4
1476 US 68	1WD	S7 1.978A
	$1,211,438	
DUNKIRK OH 45836		

Orig Tax Year 2020
Parent: 01-050050.0000

Eff Rate:- 46.28 — 46.60 — 46.50 — 46.51 — a/r

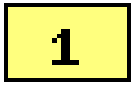
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	420	420	420
Acres	1.9780	1.9780	1.9780	1.9780			
Land100%	26000	26000	26000	26000	26000	31200	31200
Bldg100%	439170	439170	439170	439170	439170	527000	526990
Totl100%	465170t	465170t	465170t	465170t	465170t	558200t	558190t
Cauv100%							
Tax Value:							
Land 35%	9100	9100	9100	9100	9100	10920	10920
Bldg 35%	153710	153710	153710	153710	153710	184450	184450
Totl 35%	162810t	162810t	162810t	162810t	162810t	195370t	195370t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	7534.38	7587.96	7571.74	7571.74			
Sp-Asmnt	247.00	243.00	249.82	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
2022	9100	133990	143090	7089.90
2021	9100	133990	143090	7079.30

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:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RETAIL	1 MTL	70X130	9100	60.68	C	2019AV	460190	.10		497000
2	Paving			18000	1.80	C	2019AV	27000	.15		27540
3	Paving			800	3.60	C	2019AV	2400	.15		2450

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
comm primary	1.0000				15000	15000	15000	18000
comm secondary	.9780				11250	11250	11000	13200

Call Back: Sign: PSN Date: 2019-03-25 Lister: