BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-050028.0000 RES
B29 2026

sale

2023 ROWE SANDRA & TIMOTHY	2019-12-18	
2024 ROWE SANDRA & TIMOTHY	2019-12-18	
2025 ROWE SANDRA & TIMOTHY	2019-12-18	
2026 ROWE SANDRA & TIMOTHY C	2019-12-18	WICKWIRES PT 10
440 S WALNUT ST	1SD	
	$45,000	
DUNKIRK OH 45836		

Orig Tax Year 2006
Parent: 03-050025.0000

2027 ROWE JOSHUA	2025-06-20	
440 S WALNUT ST	1WD	
DUNKIRK OH 45836		

Eff Rate: 39.07 — 39.36 — 39.21 — 39.22 — a/r

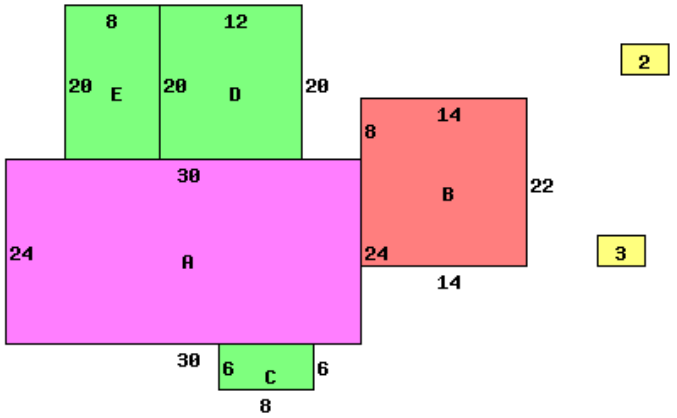
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4170	4170	4170	4170		4170	4800	4790
Bldg100%	61490	61490	61490	61490		61490	79570	79560
Totl100%	65660t	65660t	65660t	65660t		65660t	84370t	84350t
Cauv100%								
Tax Value:								
Land 35%	1460	1460	1460	1460		1460	1680	1680
Bldg 35%	21520	21520	21520	21520		21520	27850	27850
Totl 35%	22980t	22980t	22980t	22980t		22980t	29530t	29520t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	812.54	819.66	816.46	816.46	816.46			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
1	F	A		308		b	ADDTN
	EFP	P		48	1920	c	PORCH
	EFP	P		240	9600	d	PORCH
	OFP	P		160	4800	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
259	1	2025-06-20	ROWE JOSHUA	1WD	51000	4170	61490
568	1	2019-12-18	ROWE SANDRA & TIMOTHY CRA	1SD	45000	3260	45340
684	1	2005-10-12	JACKSON ANTHONY A & NATI	1WD	42500	0	0

Year	Land	Bldg	Total	Net Tax
2022	1190	18190	19380	861.28
2021	1190	18190	19380	865.72

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



440 S WALNUT ST 45836

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1028	103470
	Subtotal			103470
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	16320
Floor/Hardwood	X	Total Value	119790
Floor/Carpet	X		
Number of Rooms	4	PUB PAVED ST/RD	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	310
ELECTRIC		Dwl/Gar/NC%	1.1000
Plumbing			
Standard	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 F/C		1028		D+	1981AV	101820	.30		78400
2	Shed	*PP	8X10	80			OLD/	0			0
3	CARPORT		10X22	220		C	2010AV	1760	.40		1160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	56.5000	57.00	99	81	104	84	4790	4790

Call Back: Sign: PSN Date: 2015-10-22 Lister: