BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-050031.0000 RES
B34 2025

sale

2022	HIPSHER JESS & ELLEN	2000-01-04
2023	HIPSHER JESS & ELLEN	2000-01-04
2024	HIPSHER JESS W	2023-03-21
2025	HIPSHER JESS W	2023-03-21 WICKWIRES 15
	410 S WALNUT ST	2CT
		$0
	DUNKIRK OH 45836	

2026	HIPSHER NEIL L & JESS R	2025-04-23
	410 S WALNUT ST	5AF
	DUNKIRK OH 45836	

Eff Rate: – 49.09 — 39.07 — 39.36 — 39.22 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4570	5630	5630	5630	5640
Bldg100%	56260	63540	63540	63540	63540
Totl100%	60830t	69170t	69170t	69170t	69180t
Cauv100%					
Tax Value:					
Land 35%	1600	1970	1970	1970	1970
Bldg 35%	19690	22240	22240	22240	22240
Totl 35%	21290t	24210t	24210t	24210t	24210t
Hmstd35%	21290	24210	24210	24210	
Owner Oc	24.76	22.48	22.42	22.32	hmstd 1970 l 22240 b
Hmstd RB	378.64	315.70	340.38	351.20	
Net Tax	542.78	517.84	500.76	486.64	
Sp-Asmnt	21.00	25.00	21.00	21.00	

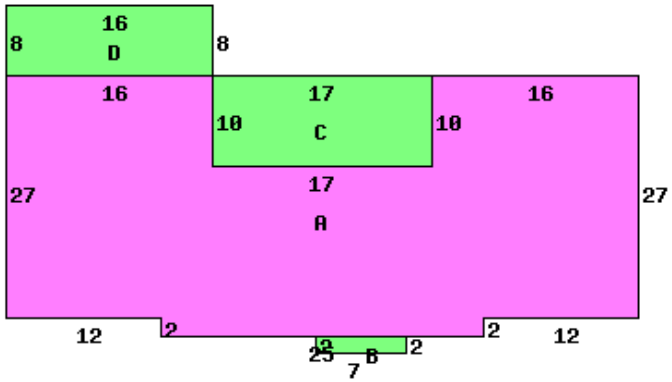
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1203		a	*MAIN
	EFP	P		14	560	b	PORCH
	DK	P		170	2550	c	PORCH
	DK	P		128	1920	d	PORCH

electric logs

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
186	5	2025-04-23	HIPSHER NEIL L & JESS R	5AF *	0	5630	63540
118	2	2023-03-21	HIPSHER JESS W	2CT *	0	4570	56260
4	2	2000-01-04	HIPSHER ELLEN & JESS	2QC *	0	4140	44630

Year	Land	Bldg	Total	Net Tax
2021	1600	19690	21290	545.50
2020	1600	19690	21290	547.68

p r o j e c t		ben acres	/ %	factor
305 LEASE #1037 - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



410 S WALNUT ST 45836

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		1203	103000
Basement			770	14410
Subtotal				117410
Roof	HIP			

Shingle

B 1 2 U A

Plaster/Drywall	X
Unfinished Wall	X
Floor/Carpet	X
Number of Rooms	1 5
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

Air Conditioning	2150
Extra Features	5030
Total Value	124590

Neighborhood:

Code:	310
Dwl/Gar/NC%	.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1203		C	1948GD	124590	.40		63540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		68.00	128	92	90	83	5640	5640

Call Back: Sign: PSN Date: 2015-10-22 Lister: 03-050031.0000-v082020R