BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-060025.0000 RES
E12 2025

sale

2022 WEIHRAUCH SHAWN	2021-04-13	
2023 WEIHRAUCH SHAWN	2021-04-13	
2024 WEIHRAUCH SHAWN	2021-04-13	
2025 WEIHRAUCH SHAWN	2021-04-13	MILLERS 78
284 W WAYNE ST	1WD	
	$39,000	
DUNKIRK OH 45836		

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

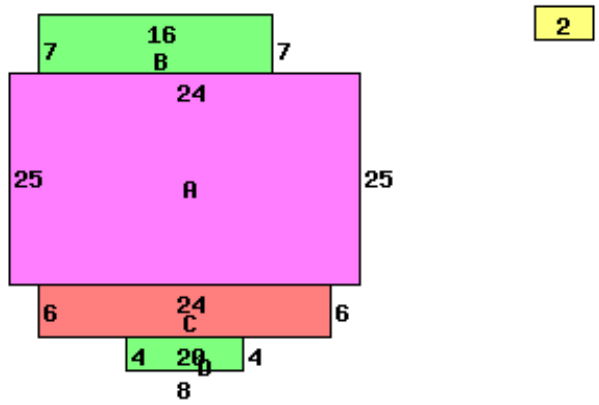
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3910	4800	4800	4800	4800
Bldg100%	34490	39170	39170	39170	39170
Totl100%	38400t	43970t	43970t	43970t	43970t
Cauv100%					
Tax Value:					
Land 35%	1370	1680	1680	1680	1680
Bldg 35%	12070	13710	13710	13710	13710
Totl 35%	13440t	15390t	15390t	15390t	15390t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	597.30	544.16	548.96	546.80	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		600		a	*MAIN
	EFP	P		112	4480	b	PORCH
1	F/C	A		120		c	ADDTN
	STP	P		32	130	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
134	1	2021-04-13	WEIHRAUCH SHAWN	1WD		39000	3910	34490
332	1	2011-08-18	WEIHRAUCH MATTHEW	1WD	*	25000	3890	39490
322	1	2011-08-12	ANANIA GREGORY S	1CT	*	0	3890	39490
1060	1	1989-12-14		1UN	*	0	0	18110

Year	Land	Bldg	Total	Net Tax
2021	1370	12070	13440	600.38
2020	1370	12070	13440	602.80

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



284 W WAYNE ST 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	720	90500
	Part Upper	FRAME	600	30410
	Basement		600	11420
	Subtotal			132330
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Tile-Lino		L	L		
Number of Rooms	1	3	2		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	2330	
Extra Features	4610	
Total Value	139270	
PUB SIDEWALK		
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	1HB F		1320		C-	OLD/FR	125340	.65		37290
2	Garage		22X14	308		C	OLD/FR	7390	.70		1880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	120	89	90	80	4800	4800

Call Back: Sign: PSN Date: 2015-10-29 Lister: