BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-070041.0000 RES
F85 2026

sale

2023	RUHLEN DAVID & PAMELA	2012-09-28
2024	RUHLEN DAVID & PAMELA	2012-09-28
2025	RUHLEN DAVID & PAMELA	2012-09-28
2026	RUHLEN DAVID & PAMELA J	2012-09-28 HUSTONS 2ND 41 42
	331 W WASHINGTON ST	1SD
		$49,874
	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%	11710	11710	11710	11710		11710	13510	13520
Bldg100%	51660	51660	51660	51660		51660	71370	71370
Totl100%	63370t	63370t	63370t	63370t		63370t	84890t	84890t
Cauv100%								
Tax Value:								
Land 35%	4100	4100	4100	4100		4100	4730	4730
Bldg 35%	18080	18080	18080	18080		18080	24980	24980
Totl 35%	22180t	22180t	22180t	22180t		22180t	29710t	29710t
Hmstd35%	21810	21810	21810	21810		21810	27650	
Owner Oc	20.26	20.18	20.10	20.10	20.10	hmstd 4100 l 17710 b		
Hmstd RB								
Net Tax	763.98	770.94	767.92	767.92	767.92			
Sp-Asmnt	32.00	24.00	30.00	30.00				

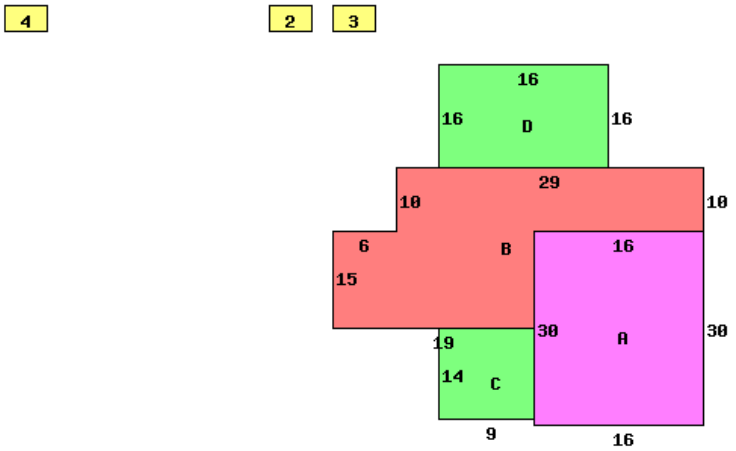
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		480		a	*MAIN
1 B	F	A		575		b	ADDTN
	EFP	P		126	5040	c	PORCH
	DK	P		256	3840	d	PORCH

#: 42 L/W
030700420000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
443	1	2012-09-28	RUHLEN DAVID & PAMELA J	1SD	49874	9260	43630
5	1	2011-01-05	CASTLE SHIRLEY F	1QC *	0	5800	52000

Year	Land	Bldg	Total	Net Tax
2022	3350	17690	21040	910.94
2021	3350	17690	21040	915.62

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			



331 WASHINGTON ST 45836

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1055	101490
	Part Upper	FRAME	480	25700
	Basement		575	10940
	Subtotal			138130
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		X	X		
Number of Rooms	1	5	2		
Bedrooms		1	2		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	8880
Total Value	147010
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	310
Dwl/Gar/NC%	1.1000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1535		C-	OLD/AV	132310	.55		65490
2	Shed	F	10X20	200		D	2008AV	1920	.45		1060
3	Pool	*PP		0			2020	0			0
4	Shed		12X44	528		D	2023AV	5070	.05		4820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		130.00	150	100	104	104	13520	13520

Call Back: Sign: PSN Date: 2015-10-28 Lister:

03-070041.0000-v082020R