BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090048.0000 RES
F42 2026

sale

2023 MCCOY MATHEW JAMES	2006-12-29	
2024 MCCOY MATHEW JAMES	2006-12-29	
2025 MCCOY MATHEW JAMES	2006-12-29	
2026 MCCOY MATHEW JAMES	2006-12-29	DOWNINGS 158
305 W WAYNE ST	1WD	
	$25,000	
DUNKIRK OH 45836		

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

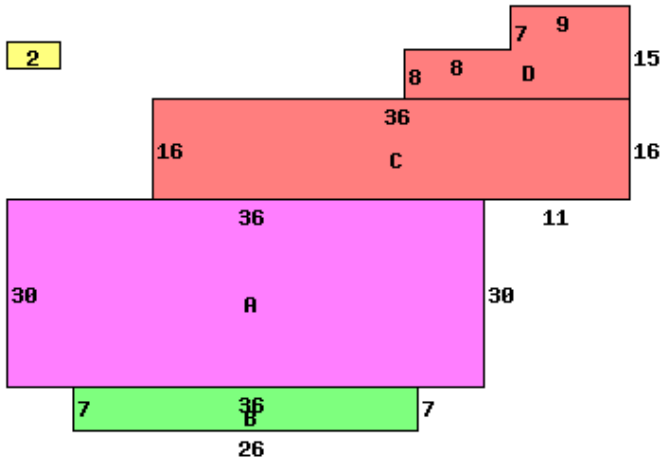
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8830	8830	8830	8830		8830	10260	10250
Bldg100%	32830	32830	32830	32830		32830	42490	42490
Totl100%	41660t	41660t	41660t	41660t		41660t	52740t	52740t
Cauv100%								
Tax Value:								
Land 35%	3090	3090	3090	3090		3090	3590	3590
Bldg 35%	11490	11490	11490	11490		11490	14870	14870
Totl 35%	14580t	14580t	14580t	14580t		14580t	18460t	18460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	515.54	520.06	518.02	518.02	518.02			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	B/C	M		1080		a	*MAIN
	OFP	P		182	5460	b	PORCH
1	B/C	A		576		c	ADDTN
1	F/C	A		199		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
767	1	2006-12-29	MCCOY MATHEW JAMES	1WD		25000	4060	66030
360	1	2004-06-25	CHAMPAIGN RESIDENTIAL SE	1WD		125000	3710	55200
95	1	2004-03-04	RUHLEN PAM	1DD	*	0	3710	55200
922	0	1986-11-06			*	50000	0	36230

Year	Land	Bldg	Total	Net Tax
2022	2530	10700	13230	587.96
2021	2530	10700	13230	591.00

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			



305 W WAYNE ST 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1855	144510
	Full Upper	BRICK	1080	68650
	Subtotal			213160
Shingle	Roof	MANSANL		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	2100
Floor/Carpet	X	Extra Features	5460
Floor/Tile-Lino	L L	Total Value	220720
Number of Rooms	7 4		
Bedrooms	2 4	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
HOT WATER		Code:	310
Plumbing		Dwl/Gar/NC%	1.1000
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B/C		2935		C	1900PR	220720	.75	.30	42490
2	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	84.0000	84.00	245	117	104	122	10250	10250

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

03-090048.0000-v082020R