

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-100012.0000
E55

COM
2025

sale

Eff Rate:- 51.05 — 47.78 — 48.10 — 48.01 — a/r

| | |
|------------------------------|-----------------------|
| 2022 RUHLEN DOUG E & HOLLY | 2019-11-04 |
| 2023 RUHLEN DOUG E & HOLLY | 2019-11-04 |
| 2024 RUHLEN DOUG E & HOLLY | 2019-11-04 |
| 2025 RUHLEN DOUG E & HOLLY M | 2019-11-04 ORIGINAL 4 |
| 101 N MAIN ST | 1SD |
| DUNKIRK OH 45836 | \$29,500 |

| | | | | | |
|----------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 421 | 421 | 421 | 421 | 421 |
| Acres | | | | | |
| Land100% | 5030 | 3600 | 3600 | 3600 | 3600 |
| Bldg100% | 41570 | 38600 | 38600 | 54800 | 54810 |
| Totl100% | 46600t | 42200t | 42200t | 58400t | 58410t |
| Cauv100% | | | | | |

| | |
|------------------------------|------------|
| 2026 101 PROPERTY HOLDINGS L | 2025-02-25 |
| 101 N MAIN ST | 1WD |
| DUNKIRK OH 45836 | |

| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Value: | | | | | |
| Land 35% | 1760 | 1260 | 1260 | 1260 | 1260 |
| Bldg 35% | 14550 | 13510 | 13510 | 19180 | 19180 |
| Totl 35% | 16310t | 14770t | 14770t | 20440t | 20440t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 832.60 | 705.66 | 710.52 | 981.26 | |
| Sp-Asmnt | 123.00 | 127.00 | 123.00 | 126.00 | |

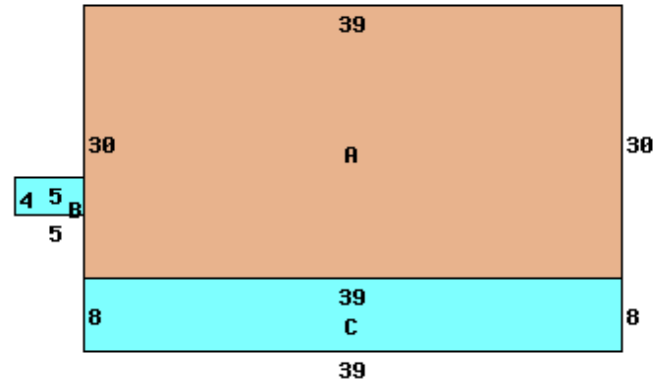
| | | | | | | |
|----------|------------|--------|------|------------|-------|---------|
| SHB+ 12' | CONS *GROC | TYPE C | FACT | SQ-FT 1170 | VALUE | a OTHER |
|----------|------------|--------|------|------------|-------|---------|

RODABAUGH BROTHERS MEAT
STANDARD PLUMBING

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 76 | 1 | 2025-02-25 | 101 PROPERTY HOLDINGS LLC | 1WD | 55000 | 3600 | 38600 |
| 502 | 1 | 2019-11-04 | RUHLEN DOUG E & HOLLY M | 1SD | 29500 | 4800 | 41570 |
| 17 | 1 | 2011-01-13 | RODABAUGH CHRIS & GAIL | 1WD | 12000 | 4030 | 14970 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1760 | 14550 | 16310 | 831.38 |
| 2020 | 1760 | 14550 | 16310 | 834.12 |

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



101 N MAIN ST 45836

| |
|-------------------------|
| Occupancy 0 Vacant Land |
| B 1 2 U A |
| PUB SIDEWALK |
| Neighborhood: 310 |
| Dwl/Gar/NC% .8500 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|--------------|----------|-----------|--------|-------|--------|-----------|----------|-------|------|-------|
| 1 RESTAURANT | | 30X39 | 1170 | 85.18 | C | 1935GD | 99660 | .45 | | 54810 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | value | true | value |
| | frontage | frontage | factor | rate | rate | rate | value | 3600 | 3600 | |
| | | 60.00 | 66 | 67 | 90 | 60 | | | | |

Call Back: Sign: PSN Date: 2015-10-29 Lister: 03-100012.0000-v082020R