

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	5030	3600	3600	3600	3600
Land100%	41570	38600	38600	54800	54810
Bldg100%	46600t	42200t	42200t	58400t	58410t
Totl100%					
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	

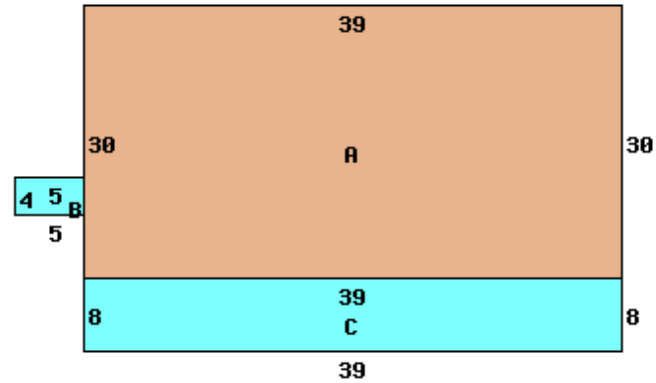
SHB+ 12'	CONS *GROC	TYPE C	FACT	SQ-FT 1170	VALUE	a OTHER
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RODABAUGH BROTHERS MEAT
STANDARD PLUMBING

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:	
Code:	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	value	value	value
		60.00	66	67	90	60	3600	3600		

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