BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-130010.0000 RES
D59 2025

sale

2022	KEHLER JEFFREY B & EI	1993-12-30
2023	KEHLER JEFFREY B & EI	1993-12-30
2024	BENTON JOSH	2023-11-17
2025	HALL NATHANIEL R	2024-02-27 HUSTONS 4
	400 N MAIN ST	1WD
		$39,000
	DUNKIRK OH 45836	

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

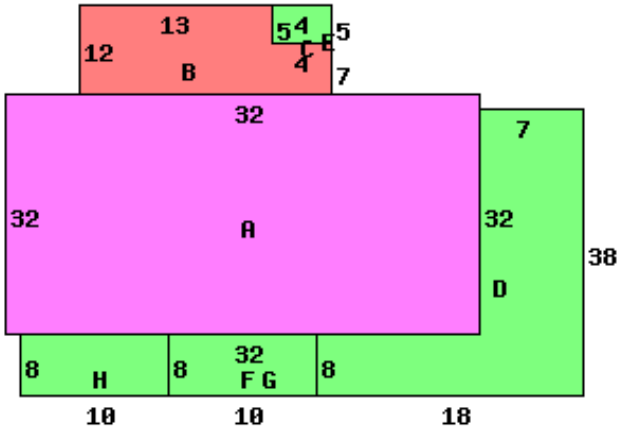
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6000	7370	7370	7370	7370
Bldg100%	41970	58970	58970	58970	58980
Totl100%	47970t	66340t	66340t	66340t	66350t
Cauv100%					
Tax Value:					
Land 35%	2100	2580	2580	2580	2580
Bldg 35%	14690	20640	20640	20640	20640
Totl 35%	16790t	23220t	23220t	23220t	23220t
Hmstd35%				23220	
Owner Oc	19.54	21.56		21.40	hmstd 2580 l 20640 b
Hmstd RB					
Net Tax	726.64	799.46	828.24	803.58	
Sp-Asmnt	1734.30	1697.56	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	B/C	M		1024		a	*MAIN
1	F/C	A		184		b	ADDTN
	RFX	P		20	200	c	PORCH
	OFP	P		354	10620	d	PORCH
	PAT	P		20	60	e	PORCH
	BAL	P		80	1200	f	PORCH
	OFP	P		80	2400	g	PORCH
	OFP	P		80	2400	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
77	1	2024-02-27	HALL NATHANIEL R	1WD	39000	7370	58970
501	1	2023-11-17	BENTON JOSH	1WD	22000	7370	58970
184	1	2023-05-19	DEUTSCHE BANK NATIONAL TR	1SD	28200	6000	41970
1278	1	1993-12-30	KEHLER JEFFREY B & EILEE	1WD	58000	0	34110
830	1	1992-09-08		1WD *	16000	0	33510
829	1	1992-09-08		1SH *	17666	0	33510

Year	Land	Bldg	Total	Net Tax
2021	2100	14690	16790	730.38
2020	2100	14690	16790	733.36

p r o j e c t		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	



400 N MAIN ST 45836

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	BRICK	1208	111980
	Full Upper	BRICK	1024	67990
	Subtotal			179970
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	1400
Floor/Carpet	X X	Extra Features	16880
Number of Rooms	4 4	Total Value	198250
Bedrooms	4		
		PUB SIDEWALK	
Central Heat	A		
HOT WATER		Neighborhood:	
Plumbing		Code:	310
Standard	1	Dwl/Gar/NC%	.8500
Extra 2 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		2232		C	OLD/FR	198250	.65		58980

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		67.00	351	122	90	110	7370	7370

Call Back: Sign: PSN Date: 2017-06-23 Lister: 03-130010.0000-v082020R