

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-130010.0000
D59

RES
2025

sale

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

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	LWD
DUNKIRK OH 45836	\$39,000

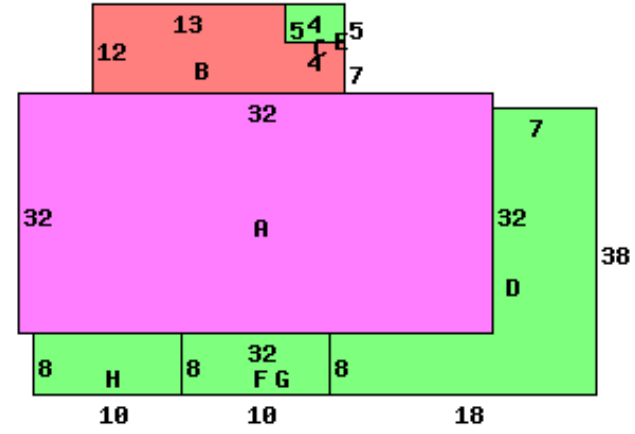
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6000	7370	7370	7370	7370
Land100%	41970	58970	58970	58970	58980
Bldg100%	47970t	66340t	66340t	66340t	66350t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2100	2580	2580	2580	2580
Bldg 35%	14690	20640	20640	20640	20640
Totl 35%	16790t	23220t	23220t	23220t	23220t
Hmstd35%					
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	a	*MAIN
2	B/C	M		1024			ADDTN
1	F/C	A		184			PORCH
	RFX	P		20	200		PORCH
	OPF	P		354	10620		PORCH
	PAT	P		20	60		PORCH
	BAL	P		80	1200		PORCH
	OPF	P		80	2400		PORCH
	OPF	P		80	2400		PORCH

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

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

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



400 N MAIN ST 45836

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	BRICK	1208 111980
Full Upper	BRICK	1024 67990
Subtotal		179970
Shingle	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	
Central Heat	A	PUB SIDEWALK
HOT WATER		Neighborhood:
Plumbing		Code: 310
Standard	1	Dwl/Gar/NC% .8500
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	2 B/C			Cond	Value	Dpr Dpr	Value
		2232		C	198250	.65	58980
	acres/	effective	depth	actual	effective	extended	true
front lot	frontage	frontage	depth	rate	rate	value	value
		67.00	351	122	90	110	7370