BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-130010.0000 RES
D59 2026

sale

2023	KEHLER JEFFREY B & EI	1993-12-30
2024	BENTON JOSH	2023-11-17
2025	HALL NATHANIEL R	2024-02-27
2026	HALL NATHANIEL R	2024-02-27 HUSTONS 4
	400 N MAIN ST	1WD
		$39,000
	DUNKIRK OH 45836	

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

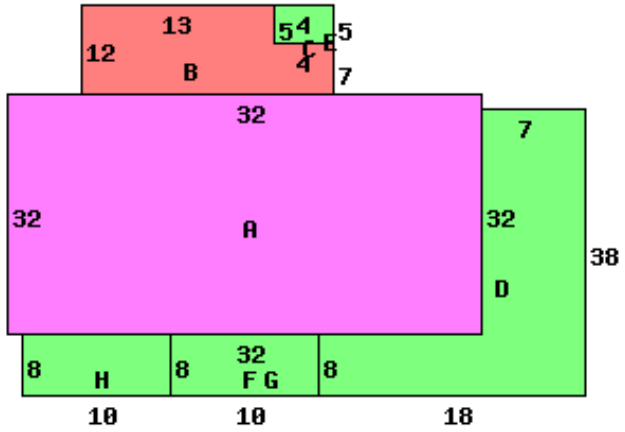
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7370	7370	7370	7370		7370	8510	8510
Bldg100%	58970	58970	58970	58970		58970	76340	76330
Totl100%	66340t	66340t	66340t	66340t		66340t	84860t	84840t
Cauv100%								
Tax Value:								
Land 35%	2580	2580	2580	2580		2580	2980	2980
Bldg 35%	20640	20640	20640	20640		20640	26720	26720
Totl 35%	23220t	23220t	23220t	23220t		23220t	29700t	29690t
Hmstd35%				23220		23220	23220	
Owner Oc	21.56		21.40	21.40	21.40	hmstd 2580 l 20640 b		
Hmstd RB								
Net Tax	799.46	828.24	803.58	803.58	803.58			
Sp-Asmnt	1697.56	21.00	24.00	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
2022	2100	14690	16790	726.64
2021	2100	14690	16790	730.38

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

			Sq-Ft	Value
Story Height 2				
Floor Level	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%	1.1000
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		76330

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		67.00	351	122	104	127	8510	8510

Call Back: Sign: PSN Date: 2017-06-23 Lister: