

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-160052.0000
C68

RES
2025

sale

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

2022 DOUGLAS FAMILY TRUST	2001-06-07
2023 DOUGLAS ROBERT L & ER	2022-09-30
2024 DOUGLAS ROBERT L	2023-12-06
2025 DOUGLAS ROBERT L	2023-12-06
255 W EDGAR	3FD 1/4 NW 1/4 SEC 18 1.053A
	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	561	561	561	561	561	561
Acres	1.0500	1.0500	1.0500	1.0500	1.0500	
Land100%	12740	15260	15260	15260	15260	15250
Bldg100%	38030	61890	61890	61890	61890	61880
Totl100%	50770t	77140t	77140t	77140t	77140t	77130t
Cauv100%						
Tax Value:						
Land 35%	4460	5340	5340	5340	5340	5340
Bldg 35%	13310	21660	21660	21660	21660	21660
Totl 35%	17770t	27000t	27000t	27000t	27000t	27000t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	789.74	954.68	963.06	959.28	959.28	
Sp-Asmnt	24.00	32.00	24.00	814.00		

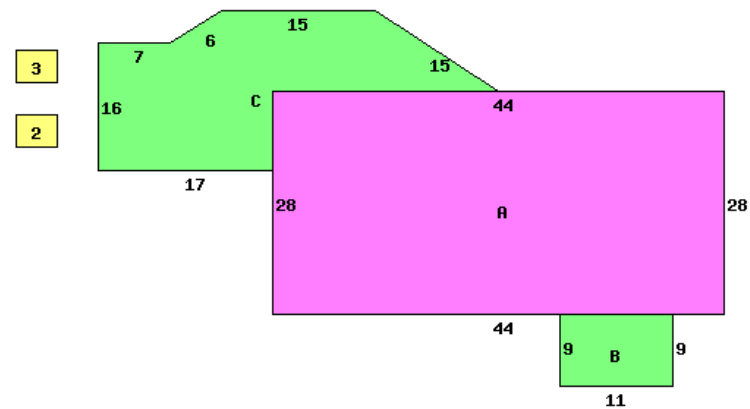
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1232		a	*MAIN	
	STP	P		99	400	b	PORCH	
	PAT	P		462	1390	c	PORCH	

#: 03.1-21 -33, L/W
032100330000 .058a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
533	3	2023-12-06	DOUGLAS ROBERT L	3FD *	0	15260	61890
454	1	2022-09-30	DOUGLAS ROBERT L & ERNA C	*	0	12740	38030
247	1	2001-06-07	DOUGLAS FAMILY TRUST	1QC *	0	7140	51540

Year	Land	Bldg	Total	Net Tax
2021	4460	13310	17770	793.80
2020	4460	13310	17770	797.02

Project	ben acres	/ %	factor
305 LEASE #1037 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025
511 DEL UTILITIES - DUNKIRK CORP			XA/2025



255 W EDGAR ST 45836

Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1232	105480
		Subtotal			105480
Shingle		Roof	HIP		
Fiberboard Wall	X			Air Conditioning	2210
Floor/Carpet	X			Plumbing	2100
Floor/Tile-Lino	L			Extra Features	1790
Number of Rooms	6			Total Value	111580
Bedrooms	3				
Central Heat	A			Neighborhood:	
FORCED AIR				Code:	300
Central A/C	A			Dwl/Gar/NC%	1.1000
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	28X44	1232	MHD	1987AV	89260	.28 .20	56560
2 Garage		24X24	576	C	1990AV	13820	.65	5320
3 Shed	*PP	6X10	60	OLD/		0		0
		acres/	effective	depth	actual	effective	extended	true
homesite	1.0000	frontage	depth	factor	rate	rate	value	value
small acreage	.0500				15000	15000	15000	15000
					5000	5000	250	250