

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 BUCKEYE ADDN 30 PT PT SE
	\$0 1/4 NW 1/4 SEC 18 1.053A

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

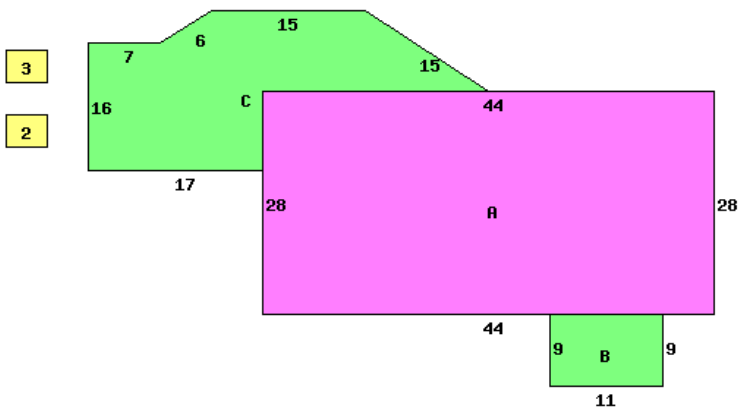
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1232		a	*MAIN	
	STP	P		99	400	b	PORCH	
	PAT	P		462	1390	c	PORCH	

#: 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	
Shingle	Subtotal	HIP		105480	
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	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
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
homesite		acres/	effective	depth	actual	effective	extended	value	value	value
small acreage		frontage	frontage	factor	rate	rate	value	value	value	value
					15000	15000	15000	15000	15000	15000
					5000	5000	250	250	250	250