BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-170030.0000 RES
B115 2026

sale

2023 OBENOUR MICHELLE L	2018-11-02	
2024 OBENOUR MICHELLE L	2018-11-02	
2025 OBENOUR MICHELLE L	2018-11-02	
2026 OBENOUR MICHELLE L	2018-11-02	OXFORD LAKE SUBDIVISION
371 GENEVA ST	1WD	LOT 7
	$177,500	
DUNKIRK OH 45836		

Orig Tax Year 1999
Parent: 03-170006.0000

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

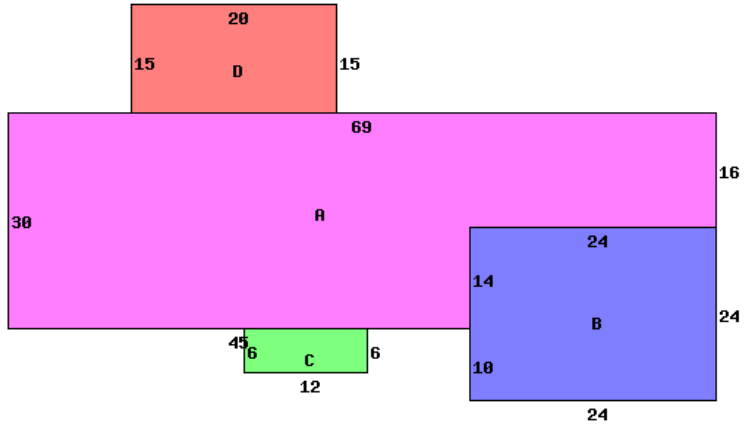
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	20400	20400	20400	20400		20400	23400	23400
Bldg100%	143600	143600	143600	143600		143600	185940	185930
Totl100%	164000t	164000t	164000t	164000t		164000t	209340t	209330t
Cauv100%								
Tax Value:								
Land 35%	7140	7140	7140	7140		7140	8190	8190
Bldg 35%	50260	50260	50260	50260		50260	65080	65080
Totl 35%	57400t	57400t	57400t	57400t		57400t	73270t	73270t
Hmstd35%								
Owner Oc	53.30	53.14	52.92	52.92	52.92			
Hmstd RB								
Net Tax	1976.30	1994.26	1986.46	1986.46	1986.46			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1734		a	*MAIN
	F	G		576	13820	b	GRAGE
	OFP	P		72	2160	c	PORCH
1	F/C	A		300		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
544	1	2018-11-02	OBENOUR MICHELLE L	1WD	177500	15110	97370
293	1	2016-07-15	MCBRIDE JOSHUA L	1WD	13000	15600	0
582	1	2011-12-28	WINGFIELD THOMAS A ETAL	1WD	15000	15600	0
523	1	2000-09-07	HACKOWRTH TODD & DOUG SN	1WD	15000	1140	0

Year	Land	Bldg	Total	Net Tax
2022	4500	39700	44200	1912.90
2021	4500	39700	44200	1922.74

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			



371 GENEVA ST 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2034	139130
	Subtotal			139130
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3600
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	T	Garages and Carports	13820
Number of Rooms	5	Extra Features	2160
Bedrooms	3	Total Value	160810
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	320
Standard	1	Dwl/Gar/NC%	1.2300
Extra 3 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	1 F/C		2034		C	2016AV	160810	.06		185930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	200	113	173	195	23400	23400

Call Back: Sign: PSN Date: 2017-08-28 Lister: