BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-170033.0000 RES
B119 2026

sale

2023 SEDLOCK HEATHER & KEV	2019-07-11	
2024 SEDLOCK HEATHER & KEV	2019-07-11	
2025 SEDLOCK HEATHER & KEV	2019-07-11	
2026 SEDLOCK HEATHER & KEVIN	2019-07-11	OXFORD LAKE SUBDIVISION
411 E GENEVA ST	1SD	LOT 10
	$200,000	
DUNKIRK OH 45836		

Orig Tax Year 1999
Parent: 03-170023.0000

2028 SEDLOCK KEVIN L	2026-04-09	
411 E GENEVA ST	1QC	
DUNKIRK OH 45836		

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

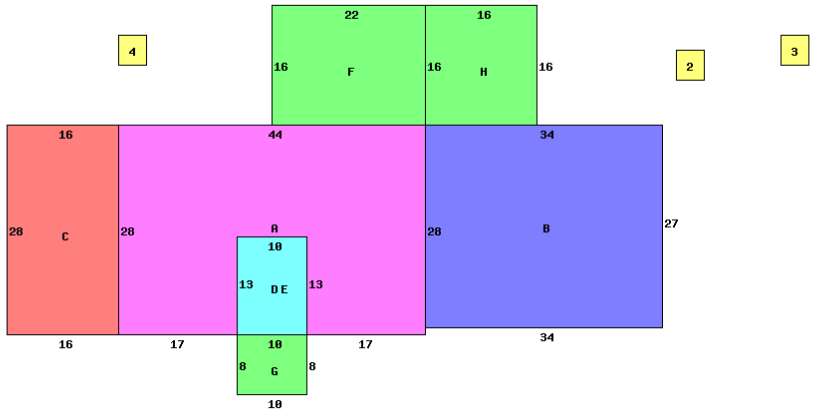
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	21170	21170	21170	21170		21170	24290	24280
Bldg100%	182540	182540	182540	182540		182540	236200	236190
Totl100%	203710t	203710t	203710t	203710t		203710t	260490t	260470t
Cauv100%								
Tax Value:								
Land 35%	7410	7410	7410	7410		7410	8500	8500
Bldg 35%	63890	63890	63890	63890		63890	82670	82670
Totl 35%	71300t	71300t	71300t	71300t		71300t	91170t	91160t
Hmstd35%	68250	68250	68250	68250		68250	87270	
Owner Oc	63.38	63.18	62.92	62.92	62.92	hmstd 7410 l	60840 b	
Hmstd RB								
Net Tax	2457.68	2480.00	2470.32	2470.32	2470.32			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1102		a	*MAIN
	F	G		918	22030	b	GRAGE
1	F/C	A		448		c	ADDTN
	CATH	X		130		d	OTHER
1	F/C	A		130		e	ADDTN
	EFP	P		352	14080	f	PORCH
	OFP	P		80	2400	g	PORCH
	PAT	P		256	770	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
165	1	2026-04-09	SEDLOCK KEVIN L	1QC *	0	21170	182540
282	1	2019-07-11	SEDLOCK HEATHER & KEVIN L	1SD	200000	12710	151400
706	1	2005-10-19	BAZNER GREGORY A & WENDE	1WD	160500	14060	133030
104	1	2001-02-27	BASH AARON D & MISTY D	1WD	14000	9860	0

Year	Land	Bldg	Total	Net Tax
2022	4670	61410	66080	2863.62
2021	4670	61410	66080	2878.34

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
305	LEASE #1037 - BLANCHARD	XA/2025			



411 E GENEVA ST 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1680	125850
	Full Upper	FRAME	1102	60990
	Subtotal			186840
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	4960
Floor/Carpet	X	X	Plumbing	3500
Floor/Tile-Lino	X	X	Garages and Carports	22030
Number of Rooms	4	4	Extra Features	17250
Bedrooms	1	3	Total Value	234580
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			
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 F/C		2782		C	2001AV	234580	.22		225060
2	Garage		24X30	720		C	2006AV	17280	.50		10630
3	Shed	*PP	12X12	144			2006AV	0			0
4	GAZEBO	*SV	8X16	128			OLD/	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		124.52	200	113	173	195	24280	24280

Call Back: Sign: PSN Date: 2015-10-22 Lister: