BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-220001.0000 IND
C106 2026

sale

2023 EAGLE TOYS LLC	2017-03-09	
2024 EAGLE TOYS LLC	2017-03-09	
2025 EAGLE TOYS LLC	2017-03-09	
2026 EAGLE TOYS LLC	2017-03-09 PT SW 1/4 S18 4.61A	
211 W GENEVA ST	2WD	
	$553,700	
DUNKIRK OH 45836		

Eff Rate:– 47.78 — 48.10 — 48.00 — 48.01 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	340	340	340	340	340	340	340
Acres	4.6100	4.6100	4.6100	4.6100			
Land100%	47660	47660	47660	47660	47660	57170	57180
Bldg100%	423170	423170	423170	423170	423170	507740	507730
Totl100%	470830t	470830t	470830t	470830t	470830t	564910t	564910t
Cauv100%							
Tax Value:							
Land 35%	16680	16680	16680	16680	16680	20010	20010
Bldg 35%	148110	148110	148110	148110	148110	177710	177710
Totl 35%	164790t	164790t	164790t	164790t	164790t	197720t	197720t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	7873.20	7927.42	7911.02	7911.02			
Sp-Asmnt	495.17	491.17	497.89	497.89			

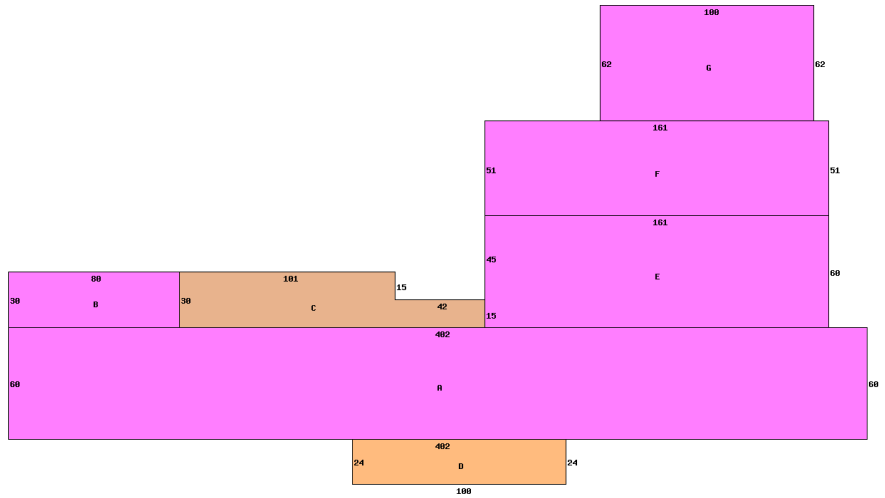
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
14'	*MANF	M		24120		a	*MAIN
12'	*MANF	M		2400		b	*MAIN
11'	*MANF	C		3660		c	OTHER
12'	*OFFI	B		2400		d	OTHER
16'	*MANF	M		9660		e	*MAIN
14'	*WHSE	M		8211		f	*MAIN
12'	*WHSE	M		6200		g	*MAIN

OFFICE HAS A/C
ALL BUILDINGS HAVE STANDARD PLUMBING

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
101	2	2017-03-09	EAGLE TOYS LLC	2WD		553700	24060	407000
156	2	2013-04-04	ENTERPRISE PARKWAY LEASIN	2WD		230000	25570	589400
260	2	2009-06-29	BALL BOUNCE & SPORT INC	2WD	*	255000	27630	598710
822	1	1989-09-26		1WD		190000	0	243710

Year	Land	Bldg	Total	Net Tax
2022	12720	139240	151960	7757.34
2021	12720	139240	151960	7746.06

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			



211 W GENEVA ST 45836

Occupancy 0 Vacant Land

B 1 2 U A

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MANUFACT	1MTL		56651	27.56	C	1960AV	1561300	.75		390330
2	Paving			17500	1.80	C	1996AV	31500	.70		9450
3	WAREHSE		40X80	3200	37.48	C	2015AV	119940	.10		107950

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.5800				15000		38700	46440
road	.2400							
site value	1.7900				5000		8950	10740

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

Call Back: Sign: PSN Date: 2016-01-21 Lister: 03-220001.0000-v082020R