BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-030009.0000 RES
D89 2026

sale

2023 PRATER CHARLES	2018-08-10	
2024 PRATER CHARLES	2018-08-10	
2025 PRATER CHARLES	2018-08-10	
2026 PRATER CHARLES	2018-08-10	ORTHS PT 114 121
120 W PATTERSON ST	1WD	
	$66,000	
DUNKIRK OH 45836		

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%	6540	6540	6540	6540		6540	7540	7530
Bldg100%	67890	67890	67890	67890		67890	87860	87860
Totl100%	74430t	74430t	74430t	74430t		74430t	95400t	95390t
Cauv100%								
Tax Value:								
Land 35%	2290	2290	2290	2290		2290	2640	2640
Bldg 35%	23760	23760	23760	23760		23760	30750	30750
Totl 35%	26050t	26050t	26050t	26050t		26050t	33390t	33390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	921.10	929.18	925.54	925.54	925.54			
Sp-Asmnt	46.00	30.00	36.00	36.00				

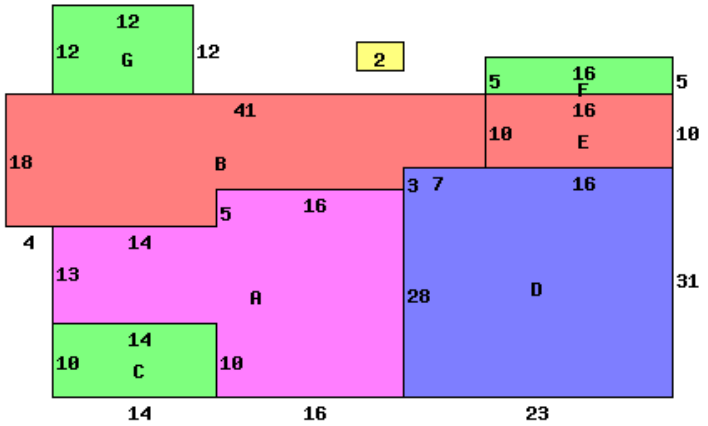
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		630		a	*MAIN
1	F/C	A		602		b	ADDTN
	OFP	P		140	4200	c	PORCH
	F	G		713	17110	d	GRAGE
1	F/C	A		160		e	ADDTN
	PAT	P		80	240	f	PORCH
	DK	P		144	2160	g	PORCH

#: 30,31,32 L/W
030300300000
030300310000
030300320000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
391	1	2018-08-10	PRATER CHARLES	1WD		66000	5030	50570
2	1	2017-01-06	PRATER CHARLES	1WD	*	0	5200	79740
214	1	2016-05-25	SECRETARY HOUSEING URBAN	1WD	*	0	5200	79740
113	1	2016-04-06	WELLS FARGO BANK NA	1SH	*	30000	5200	79740
316	1	2011-08-08	PARKER AMANDA M	1WD		116000	5200	49340
414	1	2008-08-21	LYNCH JAMES P & DARLA M	1SD		108500	4910	47060

Year	Land	Bldg	Total	Net Tax
2022	1850	20630	22480	999.06
2021	1850	20630	22480	1004.20

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			



120 W PATTERSON ST 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1392	110720
	Part Upper	FRAME	630	31230
	Basement		315	6120
	Subtotal			148070
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms	1	6	3		
Bedrooms		1	2		
Central Heat		A			
F/A-ELEC					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	3620
Plumbing	2100
Garages and Carports	17110
Extra Features	6600
Total Value	177500
PUB SIDEWALK	
Neighborhood:	
Code:	310
Dwl/Gar/NC%	1.1000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2022		C	1900AV	177500	.55		87860
2	Shed	*PP 0	10X12	120			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		71.00	155	102	104	106	7530	7530

Call Back: Sign: PSN Date: 2015-07-22 Lister: