

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090004.0000
D04

RES
2025

sale

Eff Rate:- 49.09 — 39.07 — 39.36 — 39.22 — a/r

2022	BMAR HOLDINGS LLC	2013-05-17	
2023	BMAR HOLDINGS LLC	2013-05-17	
2024	BMAR HOLDINGS LLC	2013-05-17	
2025	BMAR HOLDINGS LLC	2013-05-17	DOWNINGS 136
	456 W PATTERSON ST		LWD
	DUNKIRK OH 45836	\$20,500	

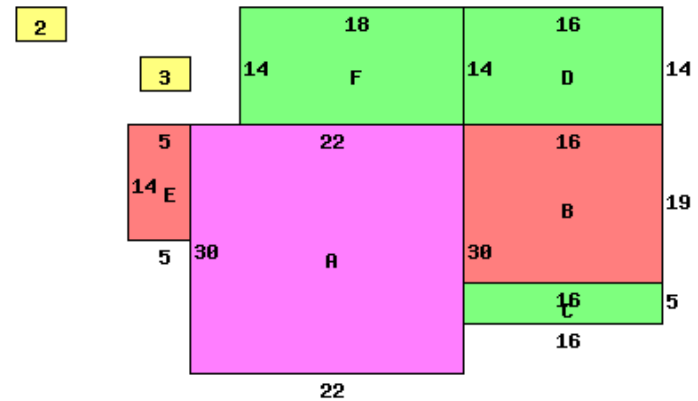
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8200	10110	10110	10110	10100
Bldg100%	40540	49630	49630	49630	49620
Totl100%	48740t	59740t	59740t	59740t	59720t
Cauv100%					
Tax Value:					
Land 35%	2870	3540	3540	3540	3540
Bldg 35%	14190	17370	17370	17370	17370
Totl 35%	17060t	20910t	20910t	20910t	20900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	758.18	739.34	745.84	742.90	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1Q	F/C	M		660			
1	F/C	A		304			ADDTN
	OFF	P		80	2400		PORCH
1	FFP	P		224	8960		PORCH
	F/C	A		70			ADDTN
	DK	P		252	3780		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
246	1	2013-05-17	BMAR HOLDINGS LLC	LWD	20500	7970	50800
264	1	2012-07-02	FEDERAL NATIONAL MORTGAGE	LWD *		7970	50800
405	1	2007-08-09	GIBSON DAVE	LFD	63000	4740	64060
740	1	1989-09-05		LUN *	0	0	25710

Year	Land	Bldg	Total	Net Tax
2021	2870	14190	17060	762.08
2020	2870	14190	17060	765.18

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



456 W PATTERSON ST 45836

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1Q	Sq-Ft Value
Floor Level	Main	FRAME 1034 104070
	Qtr Story	FRAME 660 10940
	Subtotal	115010
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Floor/Hardwood	X	X
Number of Rooms	6	1
Bedrooms	2	
Central Heat	X	
ELECTRIC		
Central A/C	X	
Plumbing		
Standard	1	
		Heating -780
		Air Conditioning 1810
		Extra Features 15140
		Total Value 131180
		Neighborhood: Code: 310
		Dwl/Gar/NC% .8500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C			C-	OLD/AV	.55		45160
2 Garage		24X26	624	C	OLD/AV	.65		4460
3 Shed	*PP	8X10	80		OLD/	0		0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	100.0000	100.00	193	112	90	101	10100	10100