BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090004.0000 RES
D04 2026

sale

2023 BMAR HOLDINGS LLC	2013-05-17	
2024 BMAR HOLDINGS LLC	2013-05-17	
2025 BMAR HOLDINGS LLC	2013-05-17	
2026 BMAR HOLDINGS LLC	2013-05-17	DOWNINGS 136
456 W PATTERSON ST	1WD	
	$20,500	
DUNKIRK OH 45836		

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

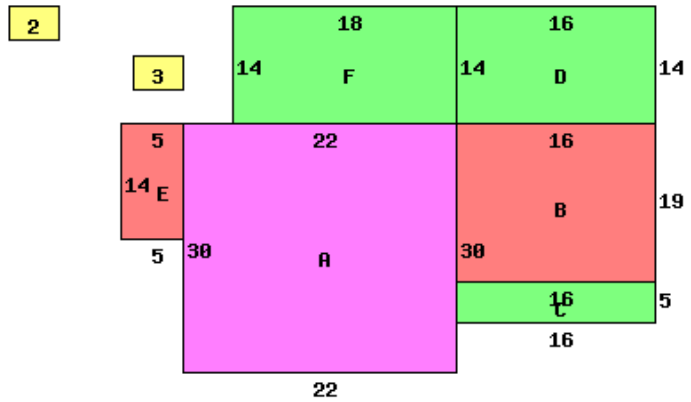
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10110	10110	10110	10110		10110	11600	11600
Bldg100%	49630	49630	49630	49630		49630	64200	64210
Totl100%	59740t	59740t	59740t	59740t		59740t	75800t	75810t
Cauv100%								
Tax Value:								
Land 35%	3540	3540	3540	3540		3540	4060	4060
Bldg 35%	17370	17370	17370	17370		17370	22470	22470
Totl 35%	20910t	20910t	20910t	20910t		20910t	26530t	26530t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	739.34	745.84	742.90	742.90	742.90			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		660		a	*MAIN
1	F/C	A		304		b	ADDTN
	OFP	P		80	2400	c	PORCH
	EFP	P		224	8960	d	PORCH
1	F/C	A		70		e	ADDTN
	DK	P		252	3780	f	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	2870	14190	17060	758.18
2021	2870	14190	17060	762.08

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

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1034	104070
	Qtr Story	FRAME	660	10940
	Subtotal			115010
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Heating	-780
Floor/Hardwood	X	X	Air Conditioning	1810
Number of Rooms	6	1	Extra Features	15140
Bedrooms	2		Total Value	131180
Central Heat	X			
ELECTRIC			Neighborhood:	
Central A/C	X		Code:	310
Plumbing			Dwl/Gar/NC%	1.1000
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1Q F/C		1034		C-	OLD/AV	118060	.55		58440
2	Garage		24X26	624		C	OLD/AV	14980	.65		5770
3	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	100.00	193	112	104	116	11600	11600

Call Back: Sign: PSN Date: 2015-07-21 Lister: 03-090004.0000-v082020R