

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090005.0000
D05

RES
2025

sale

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

2022 PRATER JR CHARLES J &	1986-02-04
2023 PRATER JR CHARLES J &	1986-02-04
2024 PRATER JR CHARLES J &	1986-02-04
2025 PRATER JR CHARLES J & S	1986-02-04 DOWNINGS 134 135
440 W PATTERSON ST	\$27,000
DUNKIRK OH 45836	

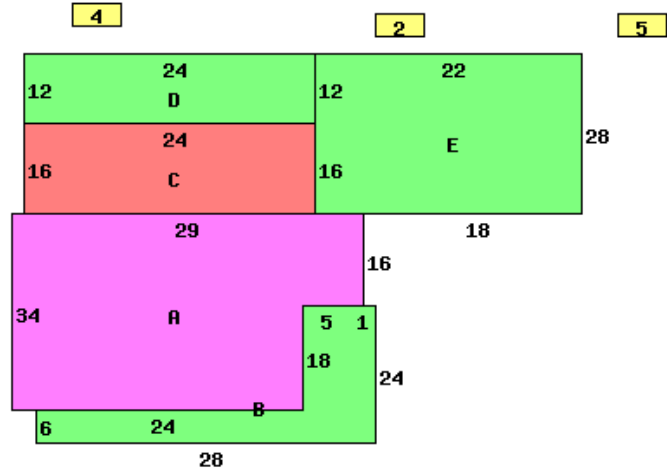
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	16370	20200	20200	20200	20200
Land100%	82200	91800	91800	91800	91800
Bldg100%	98570t	112000t	112000t	112000t	112000t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	5730	7070	7070	7070	7070
Bldg 35%	28770	32130	32130	32130	32130
Totl 35%	34500t	39200t	39200t	39200t	39200t
Hmstd35%	34100	38720	38720	38650	
Owner Oc	39.66	35.96	35.84	35.64	hmstd 7070 l 31580 b
Hmstd RB	378.64	315.70	340.38	351.20	
Net Tax	1114.94	1034.40	1022.00	1005.90	
Sp-Asmnt	24.00	32.00	24.00	27.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		896		b	PORCH
1	OFF	P		276	8280	c	ADDTN
	F/C	A		384		d	PORCH
	EFF	P		288	11520	e	PORCH
	PAT	P		616	1850		

#: 006 L/W
2021 duplicate combined parcel 03-090006
030900060000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
80	0	1986-02-04		*	27000	0	31910
Year	Land	Bldg	Total	Net Tax			
2021	5730	28770	34500	1120.62			
2020	2870	28370	31240	982.30			

p r o j e c t		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	



440 W PATTERSON ST 45836

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level	Main	FRAME 1280 105820
	Full Upper	FRAME 896 61180
	Subtotal	167000
Shingle	Roof	HIP
B 1 2 U A		
Plaster/Drywall	D D	Air Conditioning 3930
Floor/Hardwood	X X	Plumbing 2100
Floor/Carpet	X X	Extra Features 23530
Floor/Tile-Lino	T	Total Value 196560
Number of Rooms	6 4	
Bedrooms	1 3	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 310
Central A/C	A	Dwl/Gar/NC% .8500
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 PACUZZI	PAT	12X16	192		C- OLD/GD	176900	.40		90220
3 JACUZZI	*PP		0		C OLD/AV	580	.65		200
4 Pool	*PP		0		OLD/	0			0
5 Shed		20X24	480		OLD/FR	4610	.70		1380
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		200.00	193	112	90	101	20200	20200	