BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090017.0000 RES
F15 2026

sale

2023 RADER JAMES JR & ARTH	2020-07-13	
2024 RADER JAMES JR & ARTH	2020-07-13	
2025 RADER JAMES JR & ARTH	2020-07-13	
2026 RADER JAMES JR & ARTHEL	2020-07-13	DOWNINGS 141
479 W PATTERSON ST	1WD	
	$5,000	
DUNKIRK OH 45836		

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

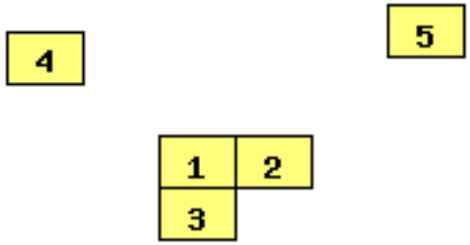
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	570	570	570	570	0	570	570	570
Acres								
Land100%	7290	7290	7290	7290		7290	8400	8400
Bldg100%	4110	4110	4110	4110		4110	4110	4100
Totl100%	11400t	11400t	11400t	11400t		11400t	12510t	12500t
Cauv100%								
Tax Value:								
Land 35%	2550	2550	2550	2550		2550	2940	2940
Bldg 35%	1440	1440	1440	1440		1440	1440	1440
Totl 35%	3990t	3990t	3990t	3990t		3990t	4380t	4380t
Hmstd35%			2550	2550		2550	2940	
Owner Oc			2.36	2.36	2.36	hmstd 2550 l	0 b	
Hmstd RB								
Net Tax	141.08	142.32	139.40	139.40	139.40			
Sp-Asmnt	7.00	3.00	6.00	6.00				

MOBILE HOME ACCT: 03-0001 TITLE: 27-00593118 2021 CLAYTON

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
296	1	2020-07-13	RADER JAMES JR & ARTHELLA	1WD	5000	5710	0
479	1	2019-10-23	DRAKE STEVEN M & ALISHA M	1SD	3500	5710	0
532	1	2015-10-09	RICKLE BRAD E & PEGGY S	1WD	5000	5770	5000
62	1	2012-02-21	ELLIOTT LEVI & AMANDA	1WD	11000	5770	6890
540	2	2011-12-06	BROOKS WILLIAM H	2WD	9000	5770	6890
164	0	1988-03-04		*	2152	0	15800

Year	Land	Bldg	Total	Net Tax
2022	2100	0	2100	93.32
2021	2100	0	2100	93.82

project		ben acres	/ %	factor
235 KELLOGG #983 - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
305 LEASE #1037 - BLANCHARD	XA/2025			



479 W PATTERSON ST 45836

Occupancy 8 M/H

B 1 2 U A

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	MH/LRE	*	27X52	0			2021AV	0			0
2	OFP	*MH	5X5	25			2021AV	0			0
3	OFP	*MH	4X7	28			2021AV	0			0
4	Shed		10X20	200		D	2022AV	1920	.05		1820
5	P	OFP	10X10	100		D	2022AV	2400	.05		2280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	176	108	104	112	8400	8400

Call Back: Sign: PSN Date: 2017-08-28 Lister: 03-090017.0000-v082020R