

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090021.0000
F11

RES
2025

sale

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

2022	PRATER CHARLES	2008-12-30	
2023	PRATER CHARLES	2008-12-30	
2024	PRATER CHARLES	2008-12-30	
2025	PRATER CHARLES	2008-12-30	DOWNINGS 144
	433 W PATTERSON ST	2WD	
	DUNKIRK OH 45836	\$27,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	8200	10000	10000	10000	10000
Land100%	43310	39630	39630	39630	39640
Bldg100%	51510t	49630t	49630t	49630t	49640t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2870	3500	3500	3500	3500
Bldg 35%	15160	13870	13870	13870	13870
Totl 35%	18030t	17370t	17370t	17370t	17370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	801.28	614.18	619.56	617.14	
Sp-Asmnt	24.00	32.00	24.00	27.00	

2026	PRATER SANDRA K & CHARL	2025-10-22	
	433 W PATTERSON ST	1SD	
	DUNKIRK OH 45836		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		676			
1	F/C	A		416			ADDTN
	OFF	P		140	4200		PORCH

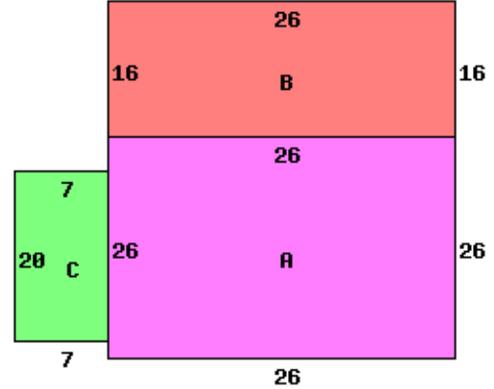
#: 65 L/W
2013 duplicate combined parcels
030900650000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
466	1	2025-10-22	PRATER SANDRA K & CHARLES	1SD *	0	10000	39630
627	2	2008-12-30	PRATER CHARLES	1WD *	27000	2490	37710
489	2	2008-09-26	FANNIEMAE AKA FED NATL M	2SH *	40500	2310	35910
207	2	2008-06-05	SPANGLER WALTER	2AF *	0	2310	35910
3	2	2004-01-05	SPANGLER CELESTA & WALTE	2SD *	0	2110	21970
404	2	1999-07-15	GUINN SPANGLER CELEST	2QC *	0	2200	15710
376	2	1997-09-12	GUINN JESSE	2AF *	0	2200	15710

Year	Land	Bldg	Total	Net Tax
2021	2870	15160	18030	805.40
2020	2870	15160	18030	808.68

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

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2



433 W PATTERSON ST 45836

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
		Sq-Ft	Value		
Story Height	1				
Floor Level	Main	FRAME	1092	105050	
	Subtotal			105050	
Shingle	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	X		Air Conditioning	2020	
Floor/Hardwood	X		Extra Features	4200	
Number of Rooms	5		Total Value	111270	
Bedrooms	2				
Central Heat	A		PUB SIDEWALK		
FORCED AIR			Neighborhood:		
Central A/C	A		Code:	310	
Plumbing			Dwl/Gar/NC%	.8500	
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
2 Pole Build		24X24	576	C	2003AV	6910	.50		3460
3 Shed	*PP	10X14	140		OLD/	0			0
front lot		acres/	effective	depth	depth	actual	effective	extended	true
		frontage	frontage	factor	rate	rate	rate	value	value
			100.00	190	111	90	100	10000	10000