

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 | | |

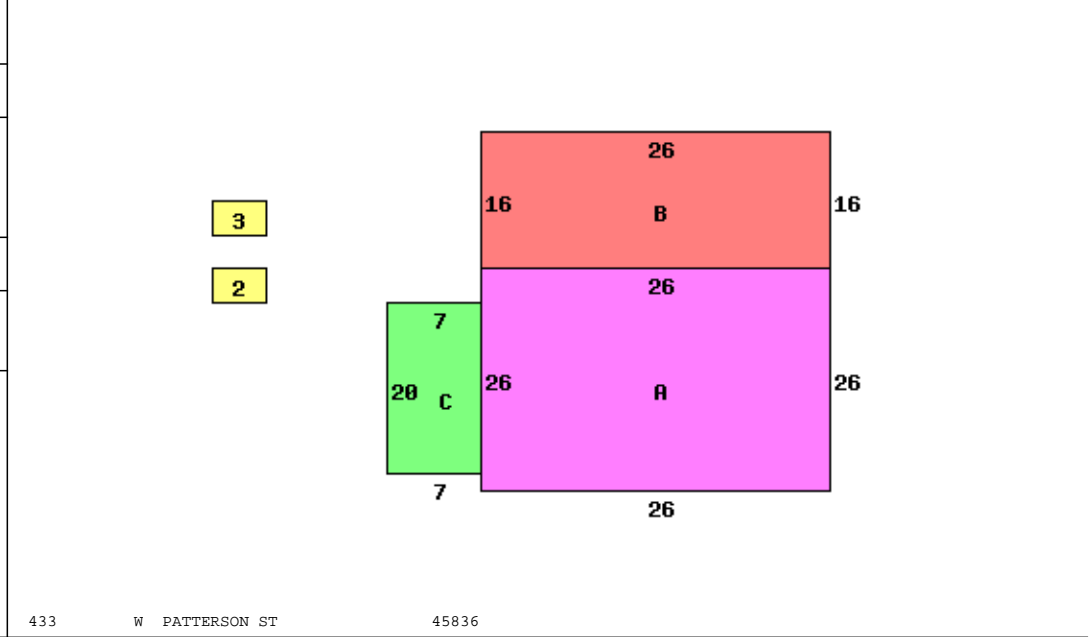
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 676 | | | |
| 1 | F/C | A | | 416 | | | ADDTN |
| | OFF | P | | 140 | 4200 | | PORCH |

#: 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 | | | | |
| 921 BLANCHARD RIVER MAINT | | | | |
| 500 HARDIN COUNTY LANDFILL | | | | |
| 305 LEASE #1037 - BLANCHARD | | | | |



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 |