BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-090021.0000 RES
F11 2026

sale

2023 PRATER CHARLES	2008-12-30	
2024 PRATER CHARLES	2008-12-30	
2025 PRATER CHARLES	2008-12-30	
2026 PRATER CHARLES	2008-12-30	DOWNINGS 144
433 W PATTERSON ST	2WD	
	$27,000	
DUNKIRK OH 45836		

2027 PRATER SANDRA K & CHARL	2025-10-22	
433 W PATTERSON ST	1SD	
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%	10000	10000	10000	10000		10000	11510	11500
Bldg100%	39630	39630	39630	39630		39630	50290	50280
Totl100%	49630t	49630t	49630t	49630t		49630t	61800t	61780t
Cauv100%								
Tax Value:								
Land 35%	3500	3500	3500	3500		3500	4030	4020
Bldg 35%	13870	13870	13870	13870		13870	17600	17600
Totl 35%	17370t	17370t	17370t	17370t		17370t	21630t	21620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	614.18	619.56	617.14	617.14	617.14			
Sp-Asmnt	32.00	24.00	27.00	27.00				

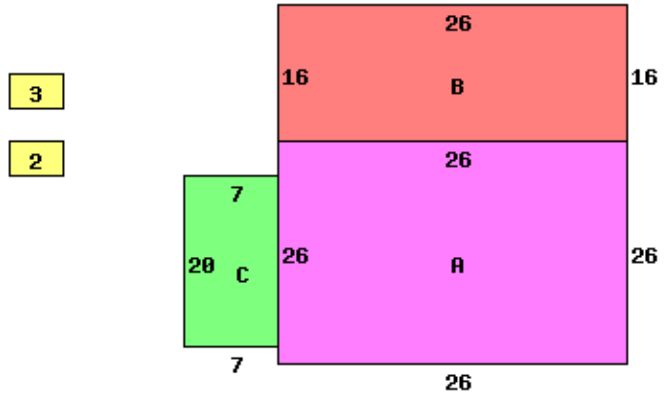
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		676		a	*MAIN
1	F/C	A		416		b	ADDTN
	OFP	P		140	4200	c	PORCH

#: 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
2022	2870	15160	18030	801.28
2021	2870	15160	18030	805.40

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			



433 W PATTERSON ST 45836

Occupancy 1 Single Family

Story Height 1

				*DWELLING COMPUTATIONS Sq-Ft	Value
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		
		PUB SIDEWALK	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	310
Plumbing		Dwl/Gar/NC%	1.1000
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1092		D+	1951AV	94580	.55		46820
2	Pole Build		24X24	576		C	2003AV	6910	.50		3460
3	Shed	*PP	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	190	111	104	115	11500	11500

Call Back: Sign: PSN Date: 2015-10-28 Lister:

03-090021.0000-v082020R