

BLANCHARD TWP
DUNKIRK CORP

00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-170015.0000
B120

AGR
2024

sale

2021	RADER GLENN & WANDA	2011-11-01
2022	RADER GLENN & WANDA	2011-11-01
2023	RADER GLENN & WANDA	2011-11-01
2024	RADER GLENN & WANDA	2011-11-01
	241 E GENEVA ST	9WD PT NE4 & PT SW4 NE4,S18
	DUNKIRK OH 45836	40.567A
		\$425,531

Eff Rate:- 49.35 — 49.09 — 39.07 — 39.37 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	110	110	110	110	111
Acres	40.5670	40.5670	40.5670	40.5670	
Land100%	124340	124340	136030	150910	150910
Bldg100%				296770	296780
Totl100%	124340t	124340t	136030t	447690t	447690t
Cauv100%	25340	25340	56030	71000	70990
Tax Value:					
Land 35%	8870	8870	19610	24850	52820
Bldg 35%				103870	103870
Totl 35%	8870t	8870t	19610t	128720t	156690t
Hmstd35%			94760	94760	
Owner 0c				87.72	
Hmstd RB					hmstd 5250 l 89510 b
Net Tax	396.22	394.20	693.38	4503.56	
Cauv Sav	1547.84	1539.90	990.04	997.68	
Sp-Asmnt	57.16	57.16	109.86	99.86	

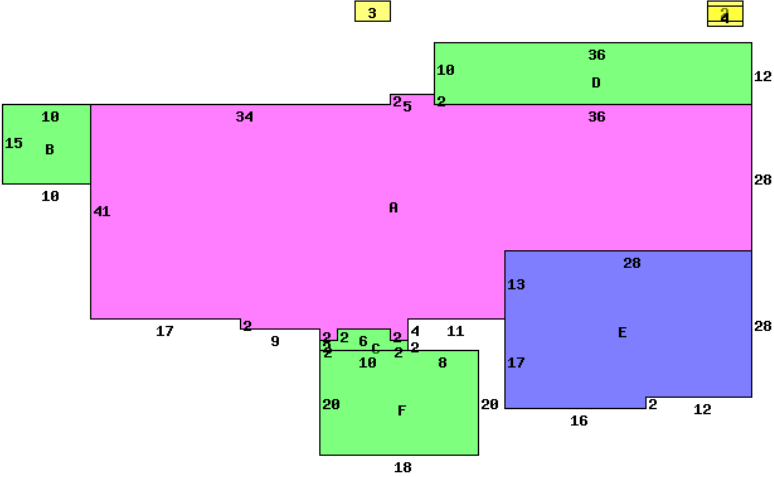
SHB+ 1 B	CONS F PAT STP PAT F PAT	TYPE M P P P G P	FACT	SQ-FT 2767 150 32 432 816 360	VALUE 450 130 1300 19580 4.23a 1080	a b c d e f	*MAIN PORCH PORCH PORCH GRAGE PORCH
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3.0678 acres is lake
031700040000 1.36a
031700080000 4.36a
031700130000 1.82a
031700140000 1.13a
031700160000 4.23a
031700170000 2.50a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
482	9	2011-11-01	RADER GLENN & WANDA	9WD	425531	79910	0
642	13	1995-07-14	OXFORD LAKE PROPERTIES L	WD	55000	36510	0
636	13	1995-07-12	USI REALTY CORP	WD	60000	36510	0

Year	Land	Bldg	Total	Net Tax
2020	8870	0	8870	397.84
2019	16550	0	16550	685.64

p r o j e c t		ben acres	/ %	factor
305	LEASE #1037 - BLANCHARD			XA/2024
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2024



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level			
	Main	FRAME	2767 177340
	Basement		2767 50750
	Subtotal		228090

B 1 2 U A		Air Conditioning		4760
Plaster/Drywall	D	Plumbing		3500
Unfinished Wall	X	Garages and Carports		19580
Central Heat	A	Extra Features		2960
Central A/C	A	Total Value		258890
Plumbing		PUB PAVED ST/RD		
Standard	1			
Extra 3 Fixture	1	Neighborhood:		320
Extra 2 Fixture	1	Dwl/Gar/NC%		.9500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2767	2767		C	2023AV		258890	.02		241030
2 Pole Build		60X48	2880		C	2023AV		43200	.05		41040
3 P	PAT	20X18	360		C	2023AV		1080	.05		1030
4 P	OPF	60X8	480		C	2023AV		14400	.05		13680

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	4.9555	6030	29880	2660	13180
C 3	BPA BLOUNT SILT LOAM LM	.0941	6030	570	2660	250
C 12	FUA FULTON SILT LOAM 0-	1.1702	5240	6130	1770	2070
C 27	MK MILLSDALE SILTY CLA	1.0812	5900	6380	2700	2920
C 32	MTB MORLEY-MLTN SLT LOA	2.4201	5400	13070	1770	4280
C 39	PM PEWAMO SILTY CLAY L	5.9576	6490	38660	3560	21210
W 1	BOA BLOUNT SILT LOAM 0-	.5634	3610	2030	770	430
W 2	BOB BLOUNT SILT LOAM, 2	.1388	3130	430	470	70
W 3	BPA BLOUNT SILT LOAM LM	.5138	3610	1850	770	400
W 27	MK MILLSDALE SILTY CLA	.4091	3610	1480	810	330
W 32	MTB MORLEY-MLTN SLT LOA	3.1364	2830	8880	770	2420
W 39	PM PEWAMO SILTY CLAY L	4.6309	5370	24870	1670	7730
C 51	WSTL WASTE LAND	14.0049	120	1680	50	700
970	DROW DITCH RIGHT OF WAY	.4400				
980	ROAD ROAD	.0510				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000

40.567		150910	(100%)	70990	CAUV #	3615
52820		(35%)		24850		