BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-170015.0000 AGR
B120 2025

sale

2022	RADER GLENN & WANDA	2011-11-01
2023	RADER GLENN & WANDA	2011-11-01
2024	RADER GLENN & WANDA	2011-11-01
2025	RADER GLENN & WANDA	2011-11-01 PT NE4 & PT SW4 NE4,S18
	241 E GENEVA ST	9WD 40.567A
		$425,531
	DUNKIRK OH 45836	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	111
Acres	40.5670	40.5670	40.5670	40.5670	
Land100%	124340	136030	150910	150910	150910
Bldg100%			296770	296770	296780
Totl100%	124340t	136030t	447690t	447690t	447690t
Cauv100%	25340	56030	71000	71000	70990
Tax Value:					
Land 35%	8870	19610	24850	24850	52820
Bldg 35%			103870	103870	103870
Totl 35%	8870t	19610t	128720t	128720t	156690t
Hmstd35%		94760	94760	94760	
Owner Oc			87.72	87.36	hmstd 5250 l 89510 b
Hmstd RB					
Net Tax	394.20	693.38	4503.56	4485.96	
Cauv Sav	1539.90	990.04	997.68	993.76	
Sp-Asmnt	57.16	109.86	99.86	146.90	

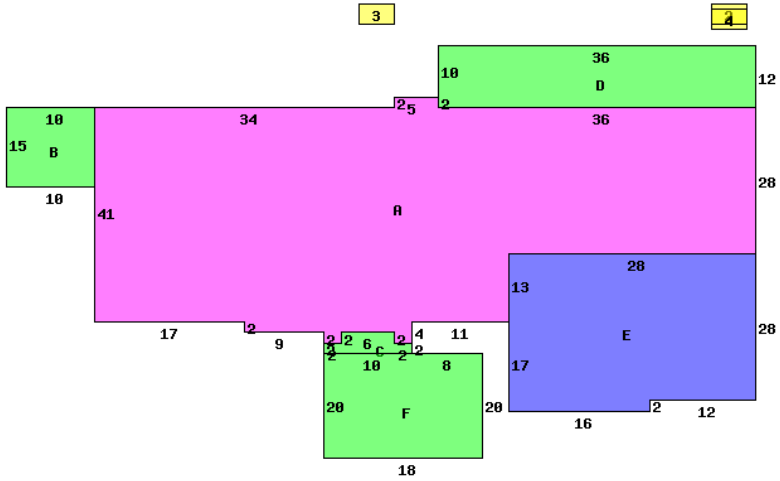
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2767		a	*MAIN
	PAT	P		150	450	b	PORCH
	STP	P		32	130	c	PORCH
	PAT	P		432	1300	d	PORCH
	F	G		816	19580	e	GRAGE
	PAT	P		360	1080	f	PORCH

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
2021	8870	0	8870	396.22
2020	8870	0	8870	397.84

	p r o j e c t		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			



241 E GENEVA ST 45836

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		2767	177340
Basement			2767	50750
Subtotal				228090

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

B 1 2 U A

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

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
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				

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

Call Back: Sign: PSN Date: 2015-10-22 Lister: 03-170015.0000-v082020R