BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-170015.0000 AGR
B120 2026

sale

2023 RADER GLENN & WANDA	2011-11-01	
2024 RADER GLENN & WANDA	2011-11-01	
2025 RADER GLENN & WANDA	2011-11-01	
2026 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:– 39.07 — 39.36 — 39.21 — 39.22 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	111
Acres	40.5670	40.5670	40.5670	40.5670	40.5670			
Land100%	136030	150910	150910	150910		150910	218770	218760
Bldg100%		296770	296770	296770		296770	367830	367820
Totl100%	136030t	447690t	447690t	447690t		447690t	586600t	586580t
Cauv100%	56030	71000	71000	71000		150910	218770	66700
Tax Value:								
Land 35%	19610	24850	24850	24850		24850	23350	76570
Bldg 35%		103870	103870	103870		103870	128740	128740
Totl 35%	19610t	128720t	128720t	128720t		128720t	152090t	205300t
Hmstd35%	94760	94760	94760	94760		94760	121980	
Owner Oc		87.72	87.36	87.36	87.36	hmstd 5250 l	89510 b	
Hmstd RB								
Net Tax	693.38	4503.56	4485.96	4485.96	4485.96			
Cauv Sav	1539.90	990.04	997.68	993.76				
Sp-Asmnt	109.86	99.86	146.90	146.90				

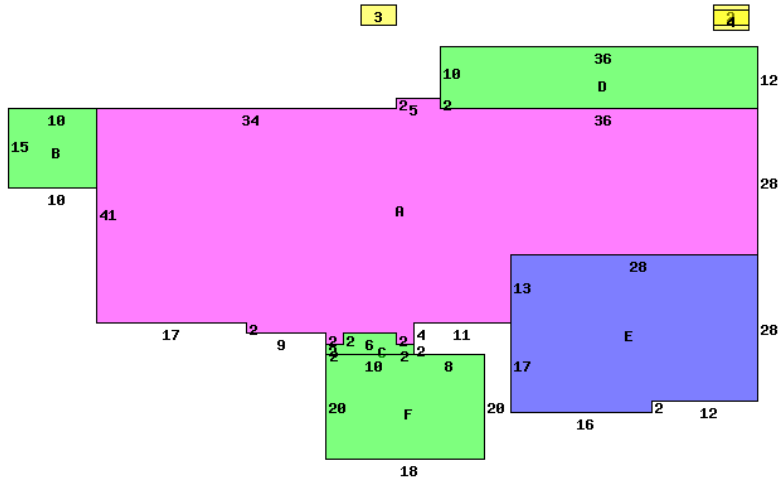
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2767		a	*MAIN
	PAT	P		150	450	b	PORCH
	STP	P		32	130	c	PORCH
	PAT	P		432	1300	d	PORCH
	F	G		816	19580	e	GRAGE
	PAT	P		360	1080	f	PORCH

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
2022	8870	0	8870	394.20
2021	8870	0	8870	396.22

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			



241 E GENEVA ST 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2767	177340
	Basement		2767	50750
	Subtotal			228090

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%	1.2300

	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		312070		
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		

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	4.9555	8740	43310	2550	12640
C	3	BPA	BLOUNT SILT LOAM LM	.0941	8740	820	2550	240
C	12	FUA	FULTON SILT LOAM 0-	1.1702	7600	8890	1650	1930
C	27	MK	MILLSDALE SILTY CLA	1.0812	8560	9260	2570	2780
C	32	MTB	MORLEY-MLTN SLT LOA	2.4201	7830	18950	1630	3950
C	39	PM	PEWAMO SILTY CLAY L	5.9576	9410	56060	3450	20550
W	1	BOA	BLOUNT SILT LOAM 0-	.5634	5230	2950	230	130
W	2	BOB	BLOUNT SILT LOAM, 2	.1388	4540	630	230	30
W	3	BPA	BLOUNT SILT LOAM LM	.5138	5230	2690	230	120
W	27	MK	MILLSDALE SILTY CLA	.4091	5230	2140	230	90
W	32	MTB	MORLEY-MLTN SLT LOA	3.1364	4100	12860	230	720
W	39	PM	PEWAMO SILTY CLAY L	4.6309	7790	36070	230	1070
C	51	WSTL	WASTE LAND	14.0049	170	2380	50	700
	970	DROW	DITCH RIGHT OF WAY	.4400				
	980	ROAD	ROAD	.0510				
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
				40.567		218760	(100%)	66700
						76570	(35%)	23350

CAUV # 3615

Call Back: Sign: PSN Date: 2015-10-22 Lister:

03-170015.0000-v082020R