BLANCHARD TWP
DUNKIRK CORP 00030

Hardin County, Ohio
Michael T. Bacon, Auditor

03-180023.0000 COM
A44 2025

sale

2022	MALLORY MEADOWS LLC	2009-12-29
2023	MALLORY MEADOWS LLC	2009-12-29
2024	MALLORY MEADOWS LLC	2009-12-29
2025	MALLORY MEADOWS LLC	2009-12-29 DUNKIRK LANDS 1.719A
	409 E PATTERSON ST	1WD
		$900,713
	DUNKIRK OH 45836	

Eff Rate: – 51.05 — 47.78 — 48.10 — 48.01 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	402	402	402	402	402
Acres	1.7200	1.7200	1.7200	1.7200	
Land100%	11290	22200	22200	22200	22200
Bldg100%	442170	485770	485770	485770	485760
Totl100%	453460t	507970t	507970t	507970t	507960t
Cauv100%					
Tax Value:					
Land 35%	3950	7770	7770	7770	7770
Bldg 35%	154760	170020	170020	170020	170020
Totl 35%	158710t	177790t	177790t	177790t	177790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	8101.90	8494.30	8552.80	8535.10	
Sp-Asmnt	435.00	439.74	435.74	439.98	

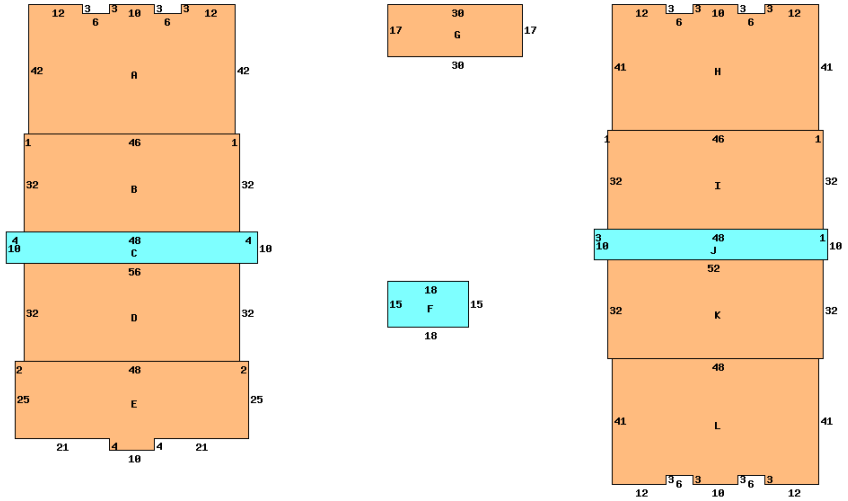
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
9'	*APTS	B		1896		a	OTHER
9'	*APTS	B		1536		b	OTHER
9'	*APTS	B		1536		c	OTHER
9'	*APTS	B		1340		d	OTHER
	*GARA	F		270		e	OTHER
9'	*LAUN	B		510		f	OTHER
9'	*APTS	B		1850		g	OTHER
9'	*APTS	B		1536		h	OTHER
9'	*APTS	B		1536		i	OTHER
9'	*APTS	B		1850		j	OTHER

2011 N/C INTERIORS GUTTED AND REDONE NEW APPLIANCES DRYWALL HEAT PUMPS
NEW ROOF SIDING AND WINDOWS
STANDARD PLUMBING & A/C SECTIONS E U & S ARE 2 STORIES

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
595	1	2009-12-29	MALLORY MEADOWS LLC	1WD	900713	12030	541630
300	2	1993-04-20	VEARD-DUNKIRK LIMITED PA	2WD *	24800	3400	0

Year	Land	Bldg	Total	Net Tax
2021	3950	154760	158710	8090.16
2020	3950	154760	158710	8116.60

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	



409 E PATTERSON ST 45836

Occupancy 0 Vacant Land

B 1 2 U A

Neighborhood:
Code: 310
Dwl/Gar/NC% .8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	APTS	24 U		19734	55.97	C	1993GD	1104510	.50	.15	469420
2	Paving			16000	3.00	C	1993AV	48000	.70		14400
3	Garage		15X18	270	24.00	C	1993AV	6480	.70		1940

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.3600				15000		20400	20400
site value	.3600				5000		1800	1800

Call Back: Sign: PSN Date: 2015-07-21 Lister: 03-180023.0000-v082020R