LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-190006.0000 RES
M09 2026

sale

2023 PRATER KENNETH J & AN	2022-03-28	
2024 PRATER KENNETH J & AN	2022-03-28	
2025 PRATER KENNETH J & AN	2022-03-28	
2026 PRATER KENNETH J & ANGE	2022-03-28	ORIG 24 & PT VAC ALLEY
9783 CR 95	1WD	
	$25,000	
ALGER OH 45812		

Eff Rate:– 37.90 — 38.58 — 38.48 — 38.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	5430	5430	5430	5430		5430	6260	6270
Bldg100%	12910	12910	12910	12910		12910	14830	14830
Totl100%	18340t	18340t	18340t	18340t		18340t	21090t	21100t
Cauv100%								
Tax Value:								
Land 35%	1900	1900	1900	1900		1900	2190	2190
Bldg 35%	4520	4520	4520	4520		4520	5190	5190
Totl 35%	6420t	6420t	6420t	6420t		6420t	7380t	7380t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	221.24	226.68	226.08	226.08	226.08			
Sp-Asmnt	20.51	27.33	27.33	27.33				

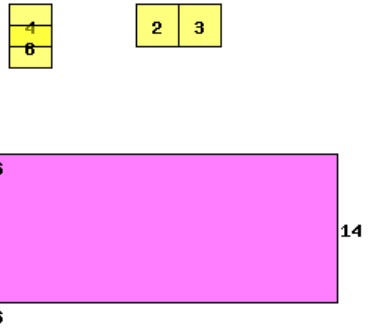
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F	M		924	a	*MAIN

MOBILE HOME ACCT: 27-0019 TITLE: 33-00335735 1970 CHAMPION

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
135	1	2022-03-28	PRATER KENNETH J & ANGELA	1WD	25000	3400	12200
313	1	2011-08-05	WILSON LINDA L	1QC *	0	2510	17940
275	1	2000-05-15	WILSON CHRIS A & LINDA L	1WD	16000	2200	15060
788	1	1994-08-29	ROBINSON BETTY JO	1WD	15000	0	12310
403	1	1993-05-14	CRAIG ERIC	1WD	10000	0	17000

Year	Land	Bldg	Total	Net Tax
2022	1190	4270	5460	222.38
2021	1190	4270	5460	234.66

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



9783 CR 95 45812

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	924	101200
	Subtotal			101200
Metal	Roof	FLAT		

B 1 2 U A

Panelled Wall	X	Total Value	101200
Floor/Carpet	X		
Number of Rooms	3	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB ALLEY	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	2610
		Dwl/Gar/NC%	1.0000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	*SV	66X14	924		MHE	1982AV	2000			2000
2	CANOPY		8X10	80	7.00	D	2003AV	450	.50		230
3	Garage			1000		D	2003AV	19200	.50		9600
4	MH/LRE	*	12X56	672			1970AV	0			0
6	P	*MH EFP	10X12	120			1985AV	0			0
7	M/H Hookup			0			OLD/	3000			3000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	87.0000	95.00	219	114	58	66	6270	6270

Call Back: Sign: PSN Date: 2015-04-01 Lister: 27-190006.0000-v082020R