

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-190037.0000
M25.01

RES
2023

sale

| | |
|-----------------------|-----------------------------|
| 2020 PRATER JEFFREY L | 2010-11-05 |
| 2021 PRATER JEFFREY L | 2010-11-05 |
| 2022 PRATER JEFFREY L | 2010-11-05 |
| 2023 PRATER JEFFREY L | 2010-11-05 ORIG W 60' OF 19 |
| FLORA ST | 1WD |
| \$0 | 11.0-04-19-037 |

| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Eff Rate:- | 48.85 | 48.21 | 45.67 | 37.90 | a/r |
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
| Prop Cls | 599 | 599 | 599 | 599 | 599 |
| Acres | | | | | |
| Land100% | 1830 | 1830 | 1830 | 2890 | 2880 |
| Bldg100% | 13910 | 13910 | 13910 | 24460 | 24460 |
| Totl100% | 15740t | 15740t | 15740t | 27340t | 27340t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 640 | 640 | 640 | 1010 | 1010 |
| Bldg 35% | 4870 | 4870 | 4870 | 8560 | 8560 |
| Totl 35% | 5510t | 5510t | 5510t | 9570t | 9570t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 244.86 | 241.64 | 229.00 | 329.78 | |
| Sp-Asmnt | 2.66 | 2.66 | 2.66 | 2.66 | |

| | | | | | | | |
|-------|------|------------|------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 429 | 1 | 2010-11-05 | PRATER JEFFREY L | 1WD * | 0 | 0 | 0 |
| Year | Land | Bldg | Total | Net Tax | | | |
| 2019 | 610 | 4870 | 5480 | 218.36 | | | |
| 2018 | 610 | 4870 | 5480 | 219.40 | | | |

Project: 902 MAIN DISTRICT CONSERVANCY XA/2023 ben acres / % factor



8040 FLORA ST 43326

PUB PAVED ST/RD
Neighborhood:
Code: 2610
Dwl/Gar/NC% .8000

| | | | | | | | | |
|-----------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 Garage | | 28X56 | 1568 | Grade C | 2011AV | 37630 | .35 | 24460 |
| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
| | | 60.00 | 138 | 95 | 50 | 48 | 2880 | 2880 |

Call Back: Sign: PSN Date: 2015-04-01 Lister: 27-190037.0000-v082020R