

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070008.0000
K21

RES
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

| | |
|----------------------------|------------------------------------|
| 2022 SELLERS KATRINA L & R | 2020-09-14 |
| 2023 SELLERS KATRINA L & R | 2020-09-14 |
| 2024 PRATER TOMMY | 2023-09-13 |
| 2025 PRATER TOMMY & KELSEY | 2024-12-13 SW PT SW4 SE4 S7 5.967A |
| 0519 CR 92 | 1WD |
| ALGER OH 45812 | \$0 |

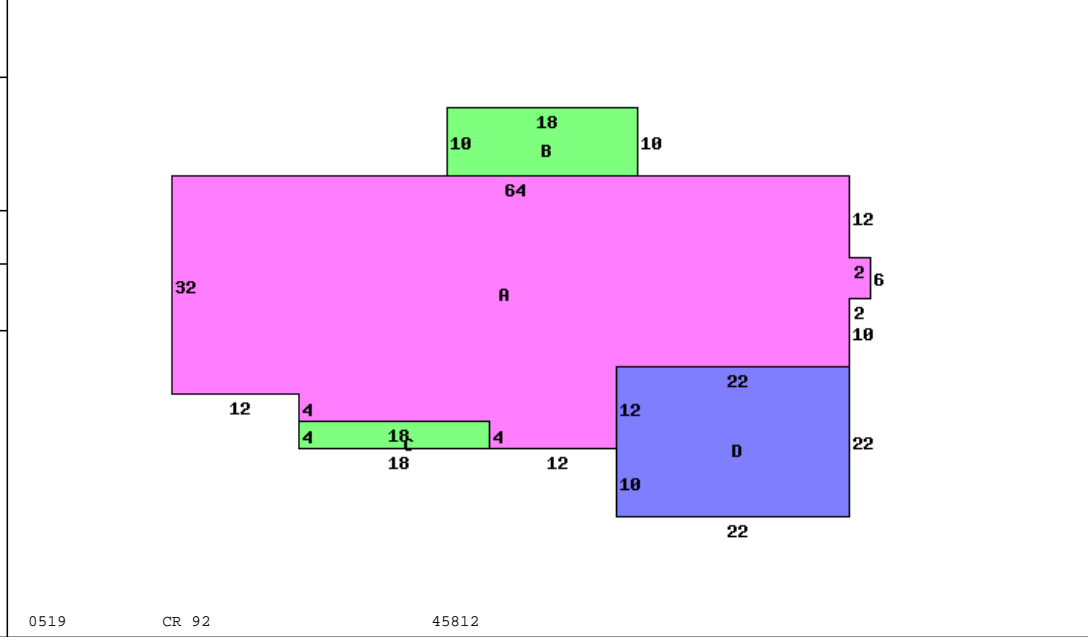
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 501 | 501 | 501 | 511 | 511 |
| Acres | 5.9670 | 5.9670 | 5.9670 | 5.9670 | |
| Land100% | 12600 | 20940 | 20940 | 36690 | 36680 |
| Bldg100% | | | | 0 | |
| Totl100% | 12600t | 20940t | 20940t | 36690t | 36680t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 4410 | 7330 | 7330 | 12840 | 12840 |
| Bldg 35% | | | | | 0 |
| Totl 35% | 4410t | 7330t | 7330t | 12840t | 12840t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | 171.16 | 260.54 | 252.14 | 441.02 | |
| Net Tax | | | | | |
| Sp-Asmnt | 9.22 | 9.22 | 20.80 | 20.80 | |

| | | | | | | |
|-------------|-----------|-----------|------|---------------|-------|---------|
| SHB+ 1 B | CONS F | TYPE M | FACT | SQ-FT 2140 | VALUE | a *MAIN |
| | OFFP | P | | 180 | 5400 | b PORCH |
| | OFFP | P | | 72 | 2160 | c PORCH |
| | F | G | | 484 | 11620 | d GRAGE |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 533 | 1 | 2024-12-13 | PRATER TOMMY & KELSEY | 1WD * | 0 | 20940 | 0 |
| 376 | 1 | 2023-09-13 | PRATER TOMMY | 1WD | 50000 | 12600 | 0 |
| 409 | 1 | 2020-09-14 | SELLERS KATRINA L & RANDA | 1SD | 35000 | 8290 | 0 |
| 200 | 1 | 2019-05-22 | HOLLAND JOHN | 1FD * | 0 | 26400 | 68000 |
| 367 | 1 | 2012-08-17 | HICKS MARCELLA A | 1WD * | 70000 | 24910 | 59170 |
| 32 | 1 | 2012-01-24 | FEDERAL HOME LOAN MORT CO | 1SH * | 62200 | 24910 | 59170 |
| 74 | 1 | 1996-02-09 | BURKETT LESTER E & ALMA | 1WD | 68000 | 18710 | 34800 |
| 323 | 0 | 1988-05-06 | | 1WD * | 46000 | 0 | 46110 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 4410 | 0 | 4410 | 181.28 |
| 2020 | 4410 | 0 | 4410 | 183.84 |

| project | ben acres | / | % | factor |
|---------------------------------|-----------|---|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 |
| 171 COTTONWOOD JT. DITCH #958 - | | | | XA/2025 |
| 910 COTTONWOOD CONSERVANCY | | | | XA/2025 |



| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|----------|------------------------|-------------|
| Story Height | 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 2140 144840 |
| | Basement | | 2140 39440 |
| | Subtotal | | 184280 |
| B 1 2 U A | | | |
| Plaster/Drywall | D | Air Conditioning | 3720 |
| Number of Rooms | 1 7 | Plumbing | 3500 |
| Bedrooms | 3 | Garages and Carports | 11620 |
| | | Extra Features | 7560 |
| Central Heat | A | Total Value | 210680 |
| FORCED AIR | | | |
| Central A/C | A | PUB PAVED ST/RD | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra 3 Fixture | 1 | Code: | 2800 |
| Extra 2 Fixture | 1 | Dwl/Gar/NC% | 1.2000 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Blt/Renov | Replace | Phy Fnc | True |
|---------------|----------|-----------|--------|--------|-----------|----------|---------|-------|
| 1 DWELLING | * B F | FtxFt | 2140 | Rate | Grade | Cond | Dpr Dpr | Value |
| | | | | | C | 2024AV | 0 | 0 |
| small acreage | 4.9670 | effective | depth | actual | effective | extended | true | |
| homesite | 1.0000 | frontage | factor | rate | rate | value | value | |
| | | | | 5000 | 3760 | 18680 | 18680 | |
| | | | | 18000 | 18000 | 18000 | 18000 | |

Call Back:

Sign: PSN Date: 2015-04-27 Lister:

28-070008.0000-v082020R