

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070008.0000
K21

RES
2025

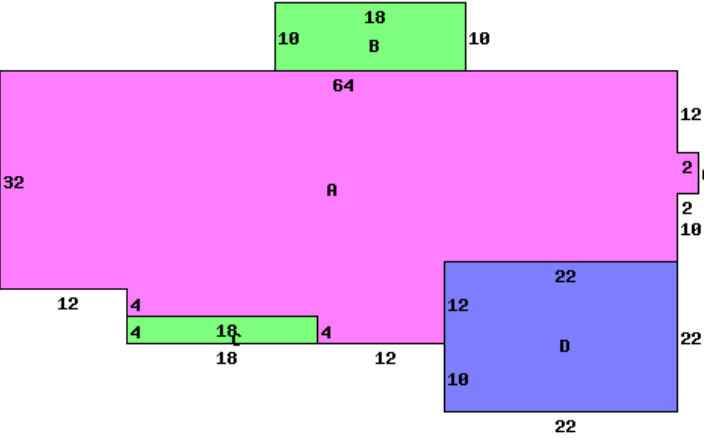
sale

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	

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

Tax Year	2022	2023	2024	2025	2025		CAMA
Prop Cls	501	501	501	511	0		511
Acres	5.9670	5.9670	5.9670	5.9670	5.9670		
Land100%	12600	20940	20940	36690			39380
Bldg100%				0			350990
Totl100%	12600t	20940t	20940t	36690t			390370t
Cauv100%							
Tax Value:							
Land 35%	4410	7330	7330	12840			13780
Bldg 35%							122850
Totl 35%	4410t	7330t	7330t	12840t			136630t
Hmstd35%							
Owner 0c							
Hmstd RB							
Net Tax	171.16	260.54	252.14	441.02	441.02		
Sp-Asmnt	9.22	9.22	20.80				

SHB+ 1 B	CONS F OFF F	TYPE M P P G	FACT	SQ-FT 2140 180 72 484	VALUE 5400 2160 11620	a b c d	*MAIN PORCH PORCH 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		*	46000	0	46110
Year	Land	Bldg	Total	Net Tax			
2021	4410	0	4410	181.28			
2020	4410	0	4410	183.84			
p r o j e c t				ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025			
171	COTTONWOOD JT. DITCH #958 -			XA/2025			
910	COTTONWOOD CONSERVANCY			XA/2025			
500	HARDIN COUNTY LANDFILL			XA/2025			



0519 CR 92 45812

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		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%	1.7000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFtx	2140	Rate		Cond	Value	Dpr	Dpr	Value
						2024AV	210680	.02		350990
small acreage	acres/	effective	depth	depth	actual	effective	extended	true		
homesite	frontage	frontage		factor	rate	rate	value	value		
	4.9670	1.0000			5000	3760	18680	18680		
					20700	20700	20700	20700		