MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-070008.0000 RES
K21 2026

sale

2023 SELLERS KATRINA L & R	2020-09-14	
2024 PRATER TOMMY	2023-09-13	
2025 PRATER TOMMY & KELSEY	2024-12-13	
2026 PRATER TOMMY & KELSEY	2024-12-13	SW PT SW4 SE4 S7 5.967A
0519 CR 92	1WD	
	$0	
ALGER OH 45812		

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

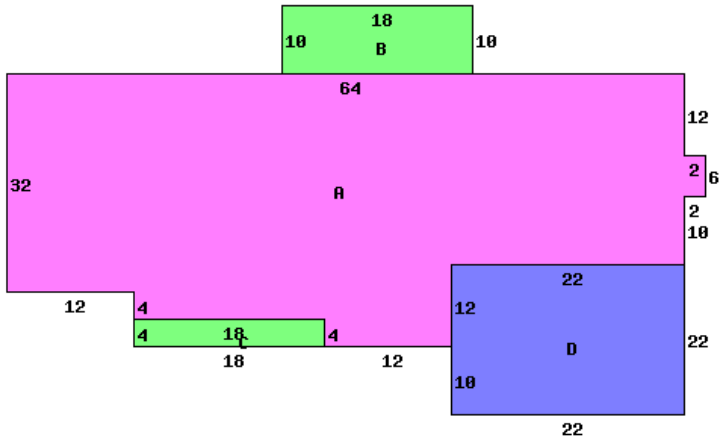
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	501	501	511	511	0	511	511	511
Acres	5.9670	5.9670	5.9670	5.9670	5.9670			
Land100%	20940	20940	36690	36690		36690	39370	39380
Bldg100%				0			351000	350990
Totl100%	20940t	20940t	36690t	36690t		36690t	390370t	390370t
Cauv100%								
Tax Value:								
Land 35%	7330	7330	12840	12840		12840	13780	13780
Bldg 35%							122850	122850
Totl 35%	7330t	7330t	12840t	12840t		12840t	136630t	136630t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	260.54	252.14	441.02	441.02	441.02			
Sp-Asmnt	9.22	20.80	20.80	20.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2140		a	*MAIN
	OFP	P		180	5400	b	PORCH
	OFP	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			*	46000	0	46110

Year	Land	Bldg	Total	Net Tax
2022	4410	0	4410	171.16
2021	4410	0	4410	181.28

project			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

			Sq-Ft	Value
Story Height 1				
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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2140		C	2024AV	210680	.02		350990

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	4.9670				5000	3760	18680	18680
homesite	1.0000				20700	20700	20700	20700

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

28-070008.0000-v082020R