

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170049.0000
J33

RES
2025

sale

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

2022	PRATER JUSTIN M & KYL	2020-03-16			
2023	PRATER JUSTIN M & KYL	2020-03-16			
2024	PRATER JUSTIN M & KYL	2020-03-16			
2025	PRATER JUSTIN M & KYLEE	2020-03-16			
	8477 SR 235	2020-03-16	PT NW 4 S PT TRACT 20 S17		
			2QC 1.00A		
	ALGER OH 45812	\$0			

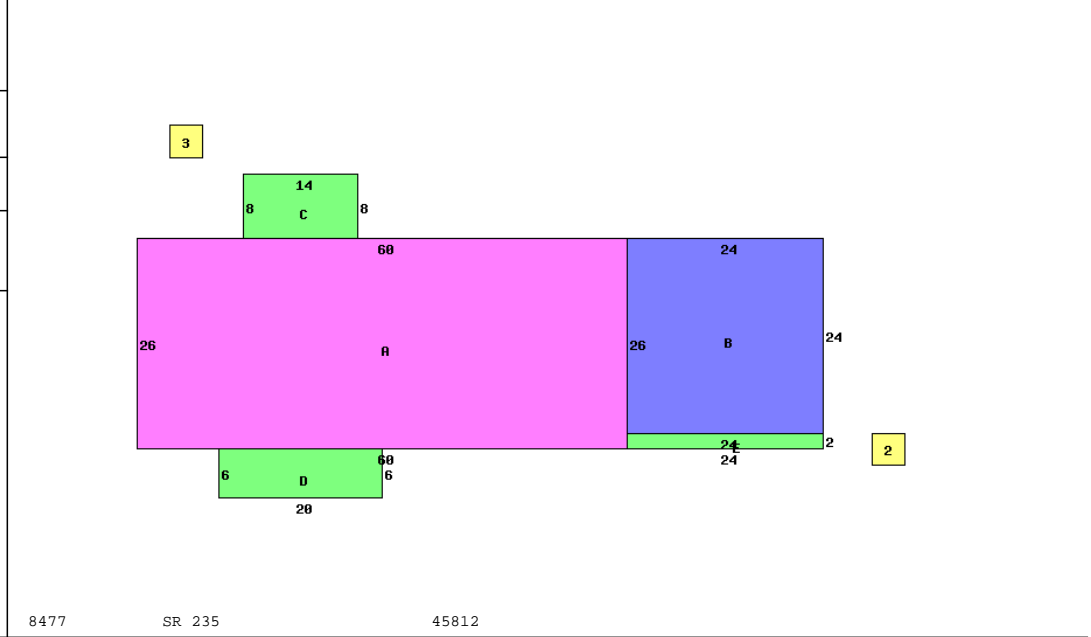
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	12600	18000	18000	18000	18000
Bldg100%	104630	124510	124510	124510	124510
Totl100%	117230t	142510t	142510t	142510t	142510t
Cauvl00%					
Tax Value:					
Land 35%	4410	6300	6300	6300	6300
Bldg 35%	36620	43580	43580	43580	43580
Totl 35%	41030t	49880t	49880t	49880t	49880t
Hmstd35%	39520	47950	47950	47950	
Owner Oc	39.78	39.60	37.52	37.52	hmstd 6300 l 41650 b
Hmstd RB					
Net Tax	1552.74	1733.46	1678.24	1675.70	
Sp-Asmnt	27.66	27.66	60.85	60.85	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1560			
	F2	G		576	13820		b GRAGE
	OPF	P		112	3360		c PORCH
	OPF	P		120	3600		d PORCH
	RFX	P		48	480		e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
102	2	2020-03-16	PRATER JUSTIN M & KYLEE M	2QC *	0	12000	83570
313	2	2007-06-20	PRATER JUSTIN M	2WD	135000	9910	101770
419	2	2004-09-14	LAFFERTY HAGER	2CT *	0	8000	86370

Year	Land	Bldg	Total	Net Tax
2021	4410	36620	41030	1686.56
2020	4410	36620	41030	1710.56

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1		Sq-Ft Value
Floor Level	Main	FRAME 1560 122570
Shingle	Subtotal	122570
	Roof	
	B 1 2 U A	GABLE
Plaster/Drywall	X	Air Conditioning 2760
Floor/Pine	X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 13820
Number of Rooms	6	Extra Features 8340
Bedrooms	3	Total Value 149590
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	1	
		Neighborhood:
		Code: 2800
		Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		22X22	484	C	1981AV	11620	.65	4880
3 Shed		12X18	216	D	OLD/FR	2070	.70	620
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
	1.0000			18000	18000	18000	18000	

Call Back: Sign: PSN Date: 2015-04-28 Lister: 28-170049.0000-v082020R