MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170049.0000 RES
J33 2026

sale

2023 PRATER JUSTIN M & KYL	2020-03-16	
2024 PRATER JUSTIN M & KYL	2020-03-16	
2025 PRATER JUSTIN M & KYL	2020-03-16	
2026 PRATER JUSTIN M & KYLEE	2020-03-16	PT NW 4 S PT TRACT 20 S17
8477 SR 235	2QC	1.00A
	$0	

ALGER OH 45812

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

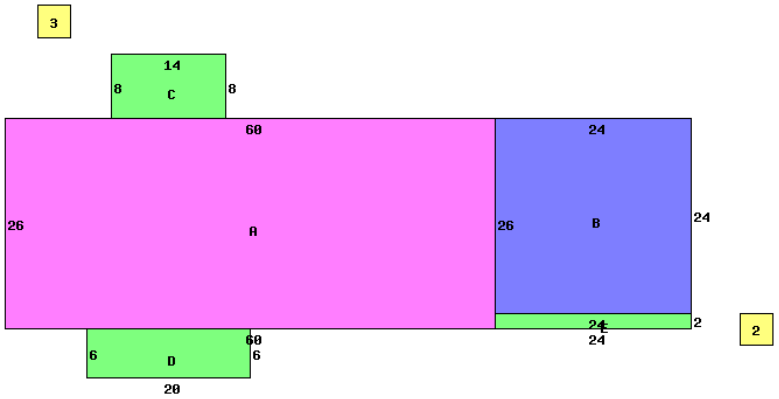
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	124510	124510	124510	124510		124510	176140	176130
Totl100%	142510t	142510t	142510t	142510t		142510t	196860t	196830t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	43580	43580	43580	43580		43580	61650	61650
Totl 35%	49880t	49880t	49880t	49880t		49880t	68900t	68890t
Hmstd35%	47950	47950	47950	47950		47950	66260	
Owner Oc	39.60	37.52	37.52	37.52	37.52	hmstd 6300 l	41650 b	
Hmstd RB								
Net Tax	1733.46	1678.24	1675.70	1675.70	1675.70			
Sp-Asmnt	27.66	60.85	60.85	60.85				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1560		a	*MAIN
	F2	G		576	13820	b	GRAGE
	OFP	P		112	3360	c	PORCH
	OFP	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
2022	4410	36620	41030	1552.74
2021	4410	36620	41030	1686.56

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			



8477 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1560	122570
	Subtotal			122570
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1560		D+	1979VG	127150	.22		168600
2	Garage		22X22	484		C	1981AV	11620	.65		6910
3	Shed		12X18	216		D	OLD/FR	2070	.70		620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

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