

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-170058.0000
J34

RES
2025

- sale

2022 PRATER JUSTIN M & KYL
2023 PRATER JUSTIN M & KYL
2024 PRATER JUSTIN M & KYL
2025 PRATER JUSTIN M & KYLEE
SR 235

2020-03-16
2020-03-16
2020-03-16
2020-03-16 S17 1.00A
2QC
\$0

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

Tax Year	2022	2023	2024	2025
Prop Cls	599	599	599	599
Acres	1.0000	1.0000	1.0000	1.0000
Land100%	3000	5000	5000	5000
Bldg100%		44060	44060	44060
Tot100%	3000t	49060t	49060t	49060t
Comm100%				

CAMA
599

5000
44060
49060t

— Tax Value:

Land 35%	1050	1750	1750	1750
Bldg 35%		15420	15420	15420
Totl 35%	1050t	17170t	17170t	17170t
Hmstd 35%				
Owner Oc				
Hmstd RB				
Net Tax	40.76	610.34	590.62	589.74

Sp-Asmnt	7.08	7.08	24.50	24.50
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Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
102	2	2020-03-16	PRATER JUSTIN M & KYLEE M	20C *	0	3000	0
313	2	2007-06-20	PRATER JUSTIN M	2ND	135000	3000	0
419	2	2004-09-14	LAFFERTY HAGER	2CT *	0	2860	0
894	2	1988-11-01		2CT	2000	1110	0

Year	Land	Bldg	Total	Net Tax
2021	1050	0	1050	43.16
2020	1050	0	1050	43.78

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			

SR 235

Neighborhood:
Code:
Dwl/Gar/NC%

2800
1.2000

	Bldg	Type
1	POND	
2	Pole	Build
3	P	

SHB+Cons *.24A	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
		0			OLD/ 2020AV	0			0
OFFP	30X72	2160		C	2020AV	25920	.15		22030
	12X72	864		C	2020AV	25920	.15		22030

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	1.0000				5000	5000	5000	5000

Call Back:

Sign: PSN Date: 2015-04-28 Lister:

28-170058.0000-v082020R