

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-380005.0000
H55

RES
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

| | |
|------------------|---|
| 2022 LOPEZ JAMES | 2021-11-12 |
| 2023 LOPEZ JAMES | 2021-11-12 |
| 2024 LOPEZ JAMES | 2021-11-12 |
| 2025 LOPEZ JAMES | 2021-11-12 |
| 1011 FRONT ST | 2021-11-12 PT LOT 5 HUSTONS SUB |
| ALGER OH 45812 | 2WD SEE PCL 29-380005.01 FOR REST OF SPECIAL ASSESMEN |
| | \$75,000 |

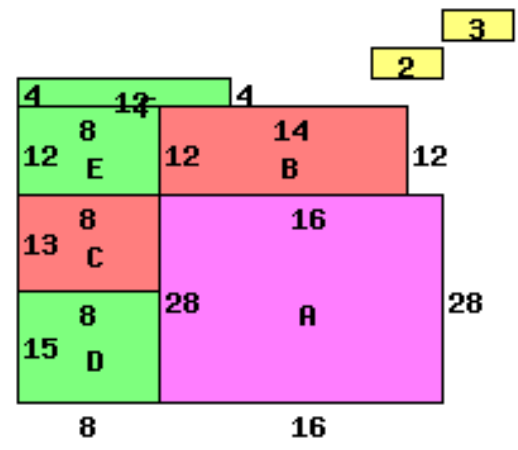
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2630 | 3510 | 3510 | 3510 | 3500 |
| Bldg100% | 38970 | 50260 | 50260 | 50260 | 50250 |
| Totl100% | 41600t | 53770t | 53770t | 53770t | 53750t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 920 | 1230 | 1230 | 1230 | 1230 |
| Bldg 35% | 13640 | 17590 | 17590 | 17590 | 17590 |
| Totl 35% | 14560t | 18820t | 18820t | 18820t | 18810t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 599.20 | 713.02 | 691.40 | 690.44 | |
| Sp-Asmnt | 92.15 | 103.95 | 118.35 | 98.37 | |

| | | | | | | |
|---------|----------|--------|------|-----------|-------|---------|
| SHB+ 1T | CONS F/C | TYPE M | FACT | SQ-FT 448 | VALUE | a *MAIN |
| 1 | F/C | A | | 168 | | b ADDTN |
| 1 | F/C | A | | 104 | | c ADDTN |
| | OFF | P | | 120 | 3600 | d PORCH |
| | OFF | P | | 96 | 3840 | e PORCH |
| | OFF | P | | 48 | 1440 | f PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 616 | 2 | 2021-11-12 | LOPEZ JAMES | 2WD | 75000 | 2630 | 38970 |
| 97 | 2 | 2007-03-07 | HUNSICKER TRAVIS M | 2WD | 24000 | 3970 | 29170 |
| 758 | 2 | 2005-11-15 | WAUGH KARLEN C & MISTY L | 2WD | 18000 | 3600 | 24400 |
| 260 | 1 | 1990-04-06 | | 1UN * | 0 | 0 | 17400 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 920 | 13640 | 14560 | 632.56 |
| 2020 | 920 | 13640 | 14560 | 641.08 |

| Project | ben acres | % | factor |
|-------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 176 BRANSTETTER - SCIOTO | | | XA/2025 |
| 502 *ALGER LIGHTS | | | XV/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |
| 910 COTTONWOOD CONSERVANCY | | | XA/2025 |



1011 FRONT ST 45812

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-----------------|
| Story Height | 1H | Sq-Ft | Value |
| Floor Level | Main | FRAME | 720 90500 |
| | Part Upper | FRAME | 448 29680 |
| | Roof | GABLE | Subtotal 120180 |
| Shingle | B 1 2 U A | | |
| Plaster/Drywall | X X | Heating | -1520 |
| Panelled Wall | X X | Extra Features | 9800 |
| Floor/Hardwood | X | Total Value | 128460 |
| Floor/Pine | X | | |
| Number of Rooms | 6 | PUB ELECTRIC | |
| Bedrooms | 3 | PUB GAS | |
| | | PUB WATER | |
| Plumbing | | PRIV SEWER | |
| Standard | 1 | PUB PAVED ST/RD | |
| | | Neighborhood: | |
| | | Code: | 2900 |
| | | Dwl/Gar/NC% | .9200 |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|--------|-----------|-----------|----------|-------|-------|
| 1 DWELLING | LT F/C | Area | Rate | | Cond | Value | Dpr | Dpr | Value |
| 2 Garage | CB 0 | 18X20 | 360 | C | OLD/AV | 115610 | .55 | | 47860 |
| 3 Shed | *PP | 8X8 | 64 | C | OLD/FR | 8640 | .70 | | 2390 |
| | | | | | OLD/ | 0 | | | 0 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | rate | value | value | |
| | | 50.00 | 150 | 100 | 70 | 70 | 3500 | 3500 | |