MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-380025.0000 RES
H57 2026

sale

2023 WILSON MERLE JAMES &	2007-12-10	
2024 WILSON MERLE JAMES &	2007-12-10	
2025 WILSON MERLE JAMES &	2007-12-10	
2026 WILSON MERLE JAMES & KA	2007-12-10	PT E2 NE4 OL 4 HUSTONS OL
1013 1/2 N FRONT ST	2WD 4 .23A	
	$32,000	
ALGER OH 45812		

2028 WILSON MERLE JAMES	2026-01-15	
1013 1/2 N FRONT ST	2QC	
ALGER OH 45812		

Eff Rate:

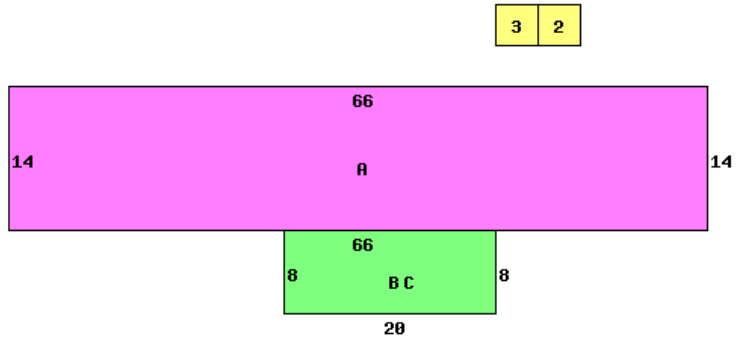
	41.45	40.13	40.08	40.08	a/r			
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres	.2300	.2300	.2300	.2300	.2300			
Land100%	1910	1910	1910	1910		1910	1910	1900
Bldg100%	35260	35260	35260	35260		35260	42710	42700
Totl100%	37170t	37170t	37170t	37170t		37170t	44630t	44600t
Cauv100%								
Tax Value:								
Land 35%	670	670	670	670		670	670	670
Bldg 35%	12340	12340	12340	12340		12340	14950	14940
Totl 35%	13010t	13010t	13010t	13010t		13010t	15620t	15610t
Hmstd35%			12960	12960		12960	15560	
Owner Oc			10.98	10.98	10.98	hmstd 670 l	12290 b	
Hmstd RB								
Net Tax	492.92	477.96	466.32	466.32	466.32			
Sp-Asmnt	64.30	77.18	77.77	77.77				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		924		a	*MAIN
	CAN	P		160	1280	b	PORCH
	STP	P		160	640	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
20	2	2026-01-15	WILSON MERLE JAMES	2QC	*	0	1910	35260
671	2	2007-12-10	WILSON MERLE JAMES & KAR	2WD		32000	1310	22030
374	1	2004-08-20	GUYTON ROGER L & CONNIE	1WD	*	0	1200	20030
377	1	2002-07-26	GUYTON CONNIE D	1WD		29000	1260	17200
176	1	2002-04-19	SCOTT EURELLA G	1CT	*	0	1260	17200
697	0	1987-08-14			*	0	0	16200

Year	Land	Bldg	Total	Net Tax
2022	700	3830	4530	186.42
2021	700	3830	4530	196.80

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



1013 1/2 N FRONT ST 45812

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	924	101200
	Subtotal			101200
Metal	Roof	HIP		

B 1 2 U A

Panelled Wall	X	Extra Features	1920
Floor/Pine	X	Total Value	103120
Floor/Carpet	X		
Number of Rooms	5	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PUB WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	2900
		Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1	F	14X66	924		MHE	1973FR	56720	.40		42540
3	P		PAT0	8X22	176		C	1973FR	530	.70		160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
rear lot		100.00	100	77	25	19	1900	1900

Call Back: Sign: PSN Date: 2015-07-14 Lister:

29-380025.0000-v082020R