

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-380026.0000
H13

RES
2025

sale

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

2022	MUSSELMAN NICHOLE S	2017-09-11
2023	MUSSELMAN NICHOLE S	2017-09-11
2024	MUSSELMAN NICHOLE S	2017-09-11
2025	MUSSELMAN NICHOLE S	2017-09-11
112 W PARK ST		HUSTONS SUB PT OL 4 .29A
ALGER OH 45812		1WD SEE PCL 29-380026.01 FOR REST OF SPECIAL ASSESMEN
		\$82,000

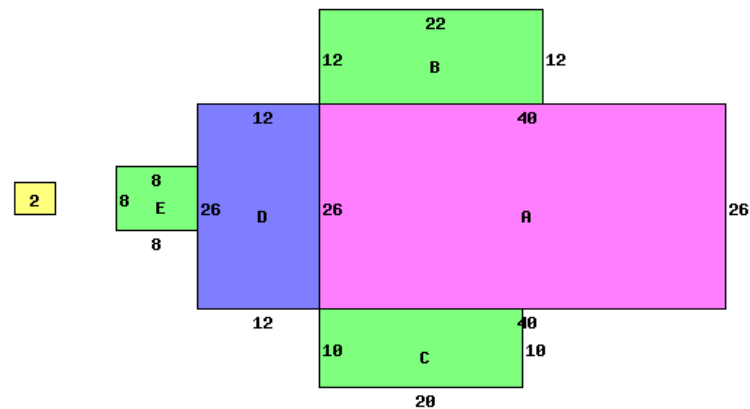
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.2900	.2900	.2900	.2900	
Land100%	4460	5940	5940	5940	5950
Bldg100%	69030	79170	79170	79170	79180
Totl100%	73490t	85110t	85110t	85110t	85130t
Cauv100%					
Tax Value:					
Land 35%	1560	2080	2080	2080	2080
Bldg 35%	24160	27710	27710	27710	27710
Totl 35%	25720t	29790t	29790t	29790t	29800t
Hmstd35%	25210	29310	29310	29310	
Owner Oc	27.02	26.12	24.84	24.84	hmstd 2080 l 27230 b
Hmstd RB					
Net Tax	1031.46	1102.52	1069.60	1068.08	
Sp-Asmnt	126.10	137.34	153.81	133.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1040			
	DK	P		264	3960	b	PORCH
	DK	P		200	3000	c	PORCH
	F	G		312	7490	d	GRAGE
	DK	P		64	960	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
443	1	2017-09-11	MUSSELMAN NICHOLE S	1WD	82000	5540	65890
379	1	2007-09-28	KINDLE KAREN E	1AF *	0	7570	59310

Year	Land	Bldg	Total	Net Tax
2021	1560	24160	25720	1088.88
2020	1560	24160	25720	1103.54

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1040 104680
Shingle	Subtotal 104680
	Main FRAME
	Roof HIP
Plaster/Drywall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
	PUB ELECTRIC
	PUB GAS
	PUB WATER
	PRIV SEWER
	PUB PAVED ST/RD
	Neighborhood:
	Code: 2900
	Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	13X20	260	C-	1973VG	111270	.24	77800
2 Shed	F 0			D	2008AV	2500	.45	1380
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		85.00	150	100	70	70	5950	5950