

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-390027.0000
A51

RES
2025

sale

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

2022	HENSLEY AMY D & JEFFR	1996-11-05
2023	HENSLEY AMY D & JEFFR	1996-11-05
2024	HENSLEY AMY D & JEFFR	1996-11-05
2025	HENSLEY AMY D & JEFFREY	1996-11-05
203 S FRONT ST		PT SW1/4 SW1/4 N1/2 S9
ALGER OH 45812		LWD SEE 29-390027.01 FOR REST
		\$23,000 SPECIAL ASSESSMENTS

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6510	8630	8630	8630	8640
Land100%	85030	102910	102910	102910	102910
Bldg100%	91540t	111540t	111540t	111540t	111550t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2280	3020	3020	3020	3020
Bldg 35%	29760	36020	36020	36020	36020
Totl 35%	32040t	39040t	39040t	39040t	39040t
Hmstd35%	30480	37220	37220	37220	
Owner Oc	32.66	33.16	31.54	31.54	hmstd 3020 l 34200 b
Hmstd RB					
Net Tax	1285.90	1445.94	1402.70	1400.72	
Sp-Asmnt	152.69	173.76	187.64	182.22	

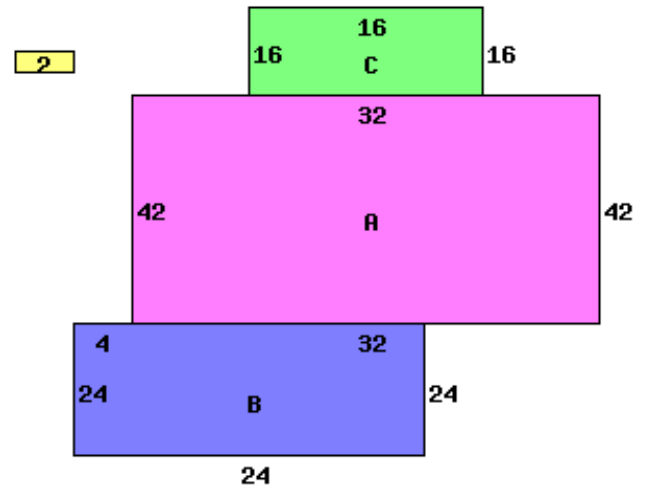
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	M	M		1344			
	M	G		576	16130	b	GRAGE
	OFF	P		256	7680	c	PORCH

#: 28, L/W
CK19 NOT SURE WHICH HOUSE IS BEING REMODELD AND WHICH ONE IS TORN DOWN
293900280000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
689	1	1996-11-05	HENSLEY AMY D & JEFFREY	LWD	23000	7290	13600
678	1	1994-07-29	ROBERTS ANGIE R	LWD	24000	0	20910
1088	1	1992-11-25		LQC *	0	0	10710
400	1	1990-05-21		LWD	10000	0	10710
943	1	1988-11-17		LUN *	0	0	10710

Year	Land	Bldg	Total	Net Tax
2021	2280	29760	32040	1357.46
2020	2280	29760	32040	1373.96

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



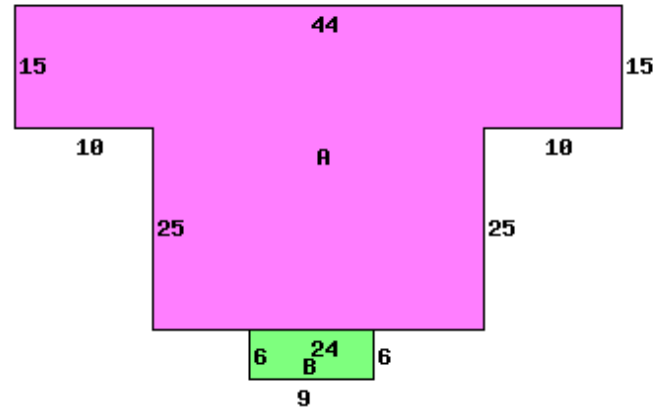
203 S FRONT ST 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1344 107720
	Subtotal	107720
Metal	Roof	GABLE
Plaster/Drywall	D	Plumbing 1400
Wood Joist Frame	X	Garages and Carports 16130
Floor/Carpet	X	Extra Features 7680
Floor/Tile-Lino	L	Total Value 132930
Number of Rooms	5	
Bedrooms	2	PUB ELECTRIC
Insulation	X	PUB GAS
Central Heat	X	PUB WATER
ELEC/F/A		PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
Extra 2 Fixture	1	Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 M	1344		Cond	Value	Dpr Dpr	Value
2 Shed	*PP	10X10	100	OLD/	112990	.06	97710
					0		0
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
		121.75	155	102	70	8640	8640

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C EFP	M P		1260 54	2160	b	PORCH



203 S FRONT ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1260	104160
Shingle	Subtotal	104160
	Roof	
	B 1 2 U A	
Plaster/Drywall	X	Extra Features 2160
Panelled Wall	X	Total Value 106320
Floor/Pine	X	
Number of Rooms	8	
Bedrooms	3	
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
3 DWELLING	1 F/C	FtxFt	1260	Rate	Grade	Cond	Value	Dpr	Dpr
					D+	OLD/PR	90370	.75	.75
									5200

Call Back: - - - - Sign: Date: Lister: 29-390027.0000-v082020R