MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400009.0000 COM
A16 2026

sale

2023 C	HOWARD ENTERPRISES	2021-06-17
2024 C	HOWARD ENTERPRISES	2021-06-17
2025 C	HOWARD ENTERPRISES	2021-06-17
2026 C	HOWARD ENTERPRISES LL	2021-06-17 W PT ORIG 7-8
	LEE	3WD
		$180,000

Eff Rate:– 48.27 — 46.99 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	456	456	456
Acres							
Land100%	3370	3370	3370	3370	3370	4030	4030
Bldg100%	2060	2060	2060	2060	2060	2490	2480
Totl100%	5430t	5430t	5430t	5430t	5430t	6510t	6510t
Cauv100%							
Tax Value:							
Land 35%	1180	1180	1180	1180	1180	1410	1410
Bldg 35%	720	720	720	720	720	870	870
Totl 35%	1900t	1900t	1900t	1900t	1900t	2280t	2280t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	91.70	89.28	89.90	89.90			
Sp-Asmnt	12.89	21.75	21.75	21.75			

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
264	3	2021-06-17	C HOWARD ENTERPRISES LLC	3WD		180000	5260	1740
442	2	2010-11-12	HENDERSON JERRY	2WD	*	0	3830	3910
639	2	2006-10-18	MCCULLOUGH REX A	2WD		35000	3830	3910
419	2	2004-07-16	JOH LLC	2WD	*	30000	3830	3690
71	2	2003-02-13	HOLLON LARRY E & COLEEN	2SD		13000	3830	3690
411	2	2002-09-27	ALGER COMMUNITY FIRE ASS	2QC	*	0	3830	3690
818	0	1987-09-21			*	60000	0	5800
	0	1973-10-01			*	6000	0	4800

Year	Land	Bldg	Total	Net Tax
2022	1840	610	2450	108.86
2021	1840	610	2450	113.50

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

1

LEE ST

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB ALLEY

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Paving			5900	1.80	C	1983AV	8850	.80		2120
2	Paving			1000	1.80	C	1970AV	1500	.80		360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		59.00	100	81	70	57	3360	4030

Call Back: Sign: PSN Date: 2015-07-09 Lister:

29-400009.0000-v082020R