

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400029.0000
C40

RES
2025

sale

| | | |
|----------------------|------------|-------------------|
| 2022 STEPHENS JOHN C | 2020-11-19 | |
| 2023 STEPHENS JOHN C | 2020-11-19 | |
| 2024 STEPHENS JOHN C | 2020-11-19 | |
| 2025 STEPHENS JOHN C | 2020-11-19 | JAGGERS 1ST LOT 1 |
| 206 ANGLE ST | 2WD | |
| ALGER OH 45812 | \$7,000 | |

| | | | | | |
|------------|-------|-------|-------|-------|-------|
| Eff Rate:- | 45.44 | 41.45 | 40.13 | 40.08 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 500 | 500 | 500 | 500 | 500 |
| Acres | | | | | |
| Land100% | 1940 | 2600 | 2600 | 2600 | 2600 |
| Bldg100% | | | | 0 | |
| Totl100% | 1940t | 2600t | 2600t | 2600t | 2600t |
| Cauvl100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 680 | 910 | 910 | 910 | 910 |
| Bldg 35% | | | | | 0 |
| Totl 35% | 680t | 910t | 910t | 910t | 910t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 27.98 | 34.48 | 33.44 | 33.38 | |
| Sp-Asmnt | 9.09 | 9.78 | 18.21 | 18.21 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|------------------|---------------|--------|---------|---------|
| 548 | 2 | 2020-11-19 | STEPHENS JOHN C | 2WD | 7000 | 1940 | 0 |
| 427 | 2 | 2020-09-21 | MILLER RONALD SR | 2WD | 7500 | 1860 | 0 |
| 140 | 10 | 1996-04-10 | HAPNER RAYMOND O | CT * | 0 | 1400 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 680 | 0 | 680 | 29.54 |
| 2020 | 680 | 0 | 680 | 29.94 |

| 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 |

206 ANGLE ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PUB ALLEY

| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|-----------|--------------------|-----------------------|-------|-----------------|----------------|-------------------|-------------------|---------------|
| | | 50.00 | 82 | 74 | 70 | 52 | 2600 | 2600 |

Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200