MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400038.0000 COM
A61 2026

sale

2023 RADER GLENN D	1999-11-04	
2024 RADER GLENN D	1999-11-04	
2025 RADER GLENN D	1999-11-04	
2026 RADER GLENN D	1999-11-04	JAGGERS 1ST W 1/2 9-10
106 E LEE ST	2QC	
	$0	
ALGER OH 45812		

Eff Rate:- 48.27 46.99 47.32 47.32 a/r

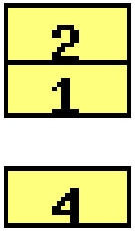
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	452
Acres							
Land100%	3430	3430	3430	3430	3430	4110	4100
Bldg100%	43660	43660	43660	43660	43660	52370	52380
Totl100%	47090t	47090t	47090t	47090t	47090t	56490t	56480t
Cauv100%							
Tax Value:							
Land 35%	1200	1200	1200	1200	1200	1440	1440
Bldg 35%	15280	15280	15280	15280	15280	18330	18330
Totl 35%	16480t	16480t	16480t	16480t	16480t	19770t	19770t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	795.46	774.32	779.78	779.78			
Sp-Asmnt	205.63	216.76	196.78	196.78			

294000840000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
611	2	1999-11-04	RADER GLENN D	2QC	*	0	3910	34660
485	1	1990-06-19		1WD		50000	0	14510
421	0	1987-05-28			*	52400	0	15200

Year	Land	Bldg	Total	Net Tax
2022	1880	14730	16610	737.92
2021	1880	14730	16610	769.44

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			



106 E LEE ST 45812

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	GROCERY		30X48	1440	66.13	C	1941GD	79360	.75		23810
2	OFFICE		24X24	576	76.42	C	1993AV	36690	.40		26410
3	Paving			3000	3.60	C	1960FR	9000	.80		2160
4	CANOPY	*PP	24X24	576			1941AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	100	81	70	57	3420	4100

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400038.0000-v082020R