MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400045.0000 COM
A57 2026

sale

2023 STEPHENS JOHN C	2014-02-11	
2024 STEPHENS JOHN C	2014-02-11	
2025 STEPHENS JOHN C	2014-02-11	
2026 STEPHENS JOHN C	2014-02-11	JAGGERS 1ST 16
110 E LEE ST	1WD	
	$20,507	
ALGER OH 45812		

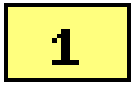
Eff Rate:– 48.27 — 46.99 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	435	435	435	435	435	435	454
Acres							
Land100%	4600	4600	4600	4600	4600	5510	5520
Bldg100%	58060	58060	58060	58060	58060	69660	69670
Totl100%	62660t	62660t	62660t	62660t	62660t	75170t	75190t
Cauv100%							
Tax Value:							
Land 35%	1610	1610	1610	1610	1610	1930	1930
Bldg 35%	20320	20320	20320	20320	20320	24380	24380
Totl 35%	21930t	21930t	21930t	21930t	21930t	26310t	26320t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1058.50	1030.38	1037.64	1037.64			
Sp-Asmnt	194.61	212.43	213.03	213.03			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
43	1	2014-02-11	STEPHENS JOHN C	1WD *	20507	6910	58060
268	0	1986-04-23		*	30000	0	24630

Year	Land	Bldg	Total	Net Tax
2022	2540	20320	22860	1015.60
2021	2540	20320	22860	1058.98

	p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
176	BRANSTETTER - SCIOTO	XA/2025			
502	*ALGER LIGHTS	XV/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



110 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	AUTOSALES	*		1307	81.44	C	1978AV	96770	.55		69670
2	Paving	*NV		198			1978AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		115.00	50	57	70	40	4600	5520

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

29-400045.0000-v082020R