

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400046.0000
A33

RES
2025

sale

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

2022 STEPHENS JOHN C	2019-11-01	
2023 STEPHENS JOHN C	2019-11-01	
2024 STEPHENS JOHN C	2019-11-01	
2025 STEPHENS JOHN C	2019-11-01	JAGGERS 1ST 17
101 FRONT ST		LWD
ALGER OH 45812	\$12,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2310	3060	3060	3060	3050
Bldg100%	23030	27000	27000	27000	27010
Totl100%	25340t	30060t	30060t	30060t	30060t
Cauv100%					
Tax Value:					
Land 35%	810	1070	1070	1070	1070
Bldg 35%	8060	9450	9450	9450	9450
Totl 35%	8870t	10520t	10520t	10520t	10520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	365.02	398.56	386.48	385.94	
Sp-Asmnt	52.21	57.15	70.14	70.74	

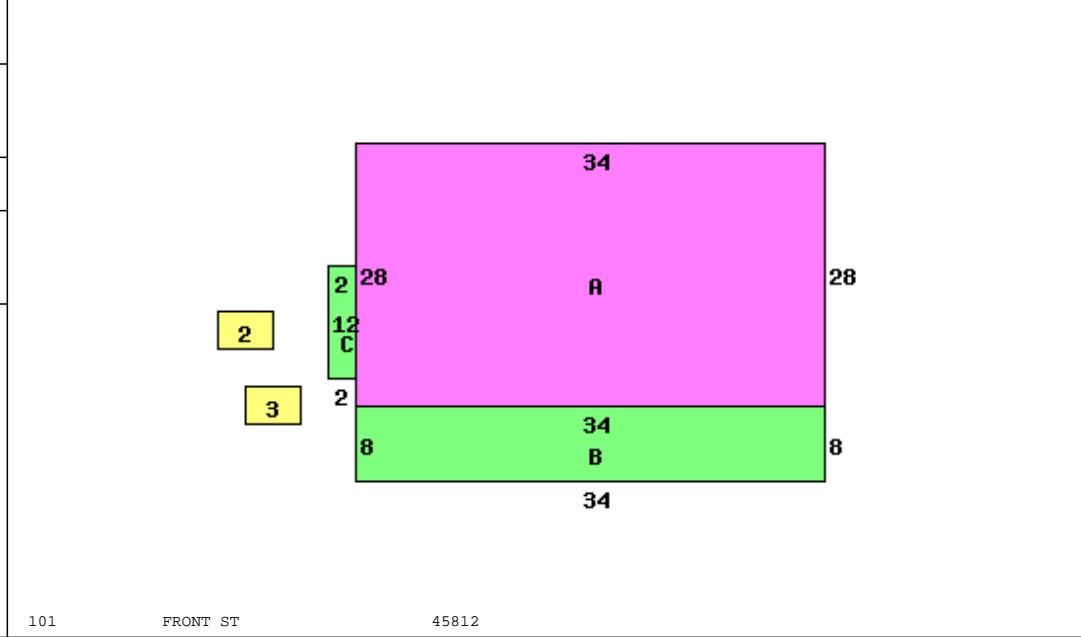
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1QB	F	M		952			
	OFF	P		272	8160	b	PORCH
	BAY	P		24	910	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
498	1	2019-11-01	STEPHENS JOHN C	LWD	12000	2200	18890
211	1	2016-06-09	GRIDER JESSICA N MONEY	LWD *	12000	2860	17860
234	1	2016-06-08	HUGHES DONAVON L ETAL	LCT *	0	2860	17860
406	1	2014-08-12	HUGHES DONAVON L ETAL	LWD *	0	2860	20570
457	1	1990-06-11		LUN *	0	0	15710

Year	Land	Bldg	Total	Net Tax
2021	810	8060	8870	385.36
2020	810	8060	8870	390.56

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
500 HARDIN COUNTY LANDFILL	XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	952 99940
	Qtr Story	FRAME	952 15020
	Basement		952 17760
	Subtotal		132720
Shingle	Roof	GABLE	
Plaster/Drywall	X	X	Plumbing 2100
Panelled Wall	X	X	Extra Features 9070
Unfinished Wall	X		Total Value 143890
Floor/Pine	X	X	
Floor/Carpet	X		
Number of Rooms	1	1	PUB PAVED ST/RD
Bedrooms	3		PUB SIDEWALK
			PUB ALLEY
Central Heat	A		Neighborhood:
HOT WATER			Code: 2900
Plumbing			Dwl/Gar/NC% .9200
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1QB F		952		D	1915FR	115110	.65	.35	24090
2 Garage		20X22	440		C	OLD/FR	10560	.70		2920
3 Shed	*PP	8X10	80			2016AV	0			0

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		50.00	115	87	70	61	3050	3050

Call Back:

Sign: PSN Date: 2017-05-12 Lister:

29-400046.0000-v082020R