MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400046.0000 RES
A33 2026

sale

2023 STEPHENS JOHN C	2019-11-01	
2024 STEPHENS JOHN C	2019-11-01	
2025 STEPHENS JOHN C	2019-11-01	
2026 STEPHENS JOHN C	2019-11-01	JAGGERS 1ST 17
101 FRONT ST	1WD	
	$12,000	
ALGER OH 45812		

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

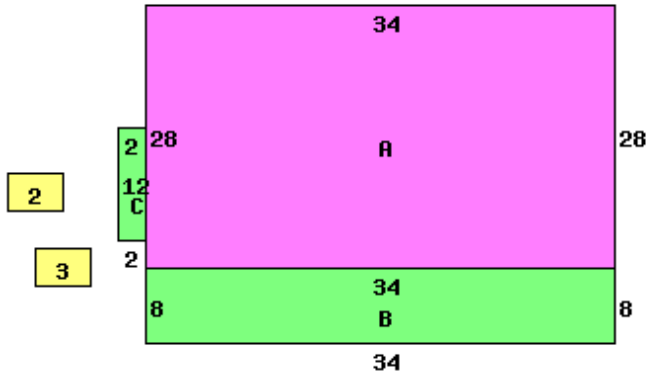
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3060	3060	3060	3060		3060	3510	3500
Bldg100%	27000	27000	27000	27000		27000	36690	36690
Totl100%	30060t	30060t	30060t	30060t		30060t	40200t	40190t
Cauv100%								
Tax Value:								
Land 35%	1070	1070	1070	1070		1070	1230	1230
Bldg 35%	9450	9450	9450	9450		9450	12840	12840
Totl 35%	10520t	10520t	10520t	10520t		10520t	14070t	14070t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	398.56	386.48	385.94	385.94	385.94			
Sp-Asmnt	57.15	70.14	70.74	70.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		952		a	*MAIN
	OFP	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	1WD	12000	2200	18890
211	1	2016-06-09	GRIDER JESSICA N MONEY	1WD *	12000	2860	17860
234	1	2016-06-08	HUGHES DONAVON L ETAL	1CT *	0	2860	17860
406	1	2014-08-12	HUGHES DONAVON L ETAL	1WD *	0	2860	20570
457	1	1990-06-11		1UN *	0	0	15710

Year	Land	Bldg	Total	Net Tax
2022	810	8060	8870	365.02
2021	810	8060	8870	385.36

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			



101 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	952	99940
	Qtr Story	FRAME	952	15020
	Basement		952	17760
	Subtotal			132720
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Panelled Wall		X		X	
Unfinished Wall	X				
Floor/Pine		X		X	
Floor/Carpet		X			
Number of Rooms	1	7		1	
Bedrooms		3			
Central Heat				A	
HOT WATER					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Extra Features	9070
Total Value	143890
PUB PAVED ST/RD	
PUB SIDEWALK	
PUB ALLEY	
Neighborhood:	
Code:	2900
Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1QB F		952		D	1915FR	115110	.65	.35	32730
2	Garage		20X22	440		C	OLD/FR	10560	.70		3960
3	Shed	*PP	8X10	80			2016AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	115	87	81	70	3500	3500

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

29-400046.0000-v082020R