MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400052.0000 RES
C31 2026

sale

2023 SNEARY RICKY & CHRIST	2015-10-14	
2024 SNEARY RICKY & CHRIST	2015-10-14	
2025 SNEARY RICKY & CHRIST	2015-10-14	
2026 SNEARY RICKY & CHRISTIN	2015-10-14	JAGGERS 1ST 23
205 FRONT ST	1WD	SEE PCL 29-400052.0001FOR
	$24,179	REST OF SPECIAL ASSESSMEN
ALGER OH 45812		

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

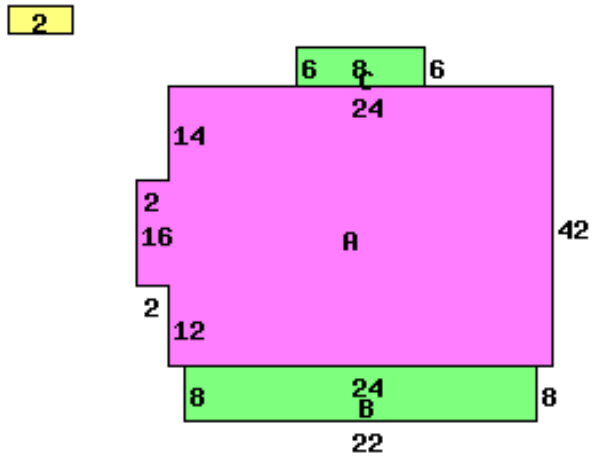
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3060	3060	3060	3060		3060	3510	3500
Bldg100%	64170	64170	64170	64170		64170	87110	87120
Totl100%	67230t	67230t	67230t	67230t		67230t	90630t	90620t
Cauv100%								
Tax Value:								
Land 35%	1070	1070	1070	1070		1070	1230	1230
Bldg 35%	22460	22460	22460	22460		22460	30490	30490
Totl 35%	23530t	23530t	23530t	23530t		23530t	31720t	31720t
Hmstd35%								
Owner Oc	20.96	19.94	19.94	19.94	19.94			
Hmstd RB								
Net Tax	870.52	844.50	843.30	843.30	843.30			
Sp-Asmnt	118.31	136.66	116.68	116.68				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1040		a	*MAIN
	OFP	P		176	5280	b	PORCH
	OFP	P		48	1440	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
542	1	2015-10-14	SNEARY RICKY & CHRISTINA	1WD	*	24179	2860	25060
496	1	2015-09-28	CR PROPERTIES 2015 LLC	1QC	*	14850	2860	25060
117	1	2015-03-24	HSBC BANK USA NA	1SH	*	40000	2860	25060
739	1	2005-11-03	DONNAL LEONARD & LOU ANN	1SD		60000	2200	22800
113	1	1997-03-05	WHITTAKER CHARLES	1WD		18000	2400	15340
926	1	1995-09-27	ENGLER DORIS	1QC	*	0	2400	15310

Year	Land	Bldg	Total	Net Tax
2022	810	16850	17660	707.84
2021	810	16850	17660	747.26

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			



205 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

	Sq-Ft	Value
Main FRAME	1040	104680
Part Upper FRAME	1040	38800
Basement	1040	19390
Subtotal		162870

Story Height 1T
Floor Level
Slate — Roof GABLE

B 1 2 U A

Plaster/Drywall		X	X	
Unfinished Wall	X			
Floor/Hardwood		X	X	
Floor/Carpet		X	X	
Floor/Tile-Lino		L		
Number of Rooms	3	3	3	
Bedrooms			3	
Central Heat		A		
FORCED AIR				
Plumbing				
Standard	1			
Extra 3 Fixture	1			

Plumbing	2100
Extra Features	6720
Total Value	171690
PUB PAVED ST/RD	
PUB SIDEWALK	
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	1HB F		2080		C-	1900AV	154520	.55		86920
2	Garage	*SV 0	18X20	360			OLD/AV	200			200

	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: 2015-07-10 Lister:

29-400052.0000-v082020R