MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400054.0000 RES
C21 2026

sale

2023	SUMMA JAMES H	2015-05-20
2024	SUMMA JAMES H	2015-05-20
2025	SUMMA JAMES & CHERISE	2024-02-29
2026	SUMMA JAMES & CHERISE	2024-02-29 GAGES 1
	206 FRONT ST	3QC
		$0
	ALGER OH 45812	

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

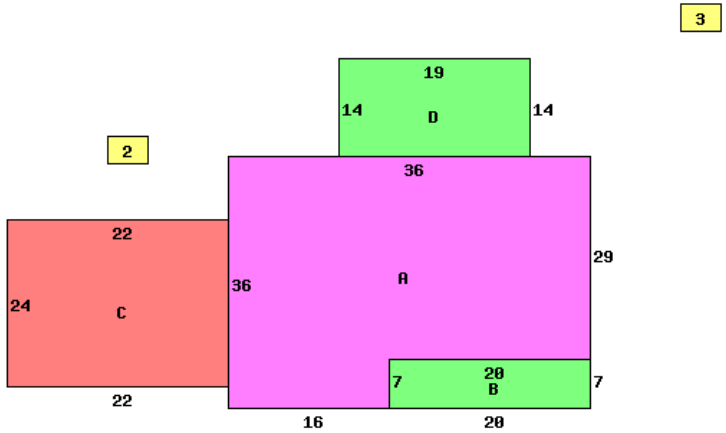
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	85370	85370	85370	85370		85370	115400	115400
Totl100%	88890t	88890t	88890t	88890t		88890t	119460t	119450t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	29880	29880	29880	29880		29880	40390	40390
Totl 35%	31110t	31110t	31110t	31110t		31110t	41810t	41810t
Hmstd35%		30540	30540	30540		30540	41240	
Owner Oc	27.72	26.36	25.88	25.88	25.88	hmstd 1230 l	29310 b	
Hmstd RB								
Net Tax	1150.94	1116.56	1115.46	1115.46	1115.46			
Sp-Asmnt	141.44	163.42	143.44	143.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1156		a	*MAIN
	OFP	P		140	4200	b	PORCH
1	F	A		528		c	ADDTN
	DK	P		266	3990	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
115	3	2024-02-29	SUMMA JAMES & CHERISE	3QC	*	0	3510	85370
227	3	2015-05-20	SUMMA JAMES H	3WD		86000	3260	49570
270	2	2008-05-30	HIGH NICK A	2WD	*	9500	2740	47570
18	2	2008-01-11	WELL FARGO BANK NA TRUST	2SH	*	24000	2740	47570
213	2	1998-04-21	FREYTAG BROCK & SHAWNA	2SD		30000	2740	28230
659	2	1996-10-18	HOLLON COLEEN K & LARRY	2WD		0	2800	28110
450	2	1996-10-04	STONE JAMES MICHAEL ETAL	2CT	*	0	2800	28110
541	1	1989-07-05		1UN	*	0	0	24910

Year	Land	Bldg	Total	Net Tax
2022	920	22730	23650	947.96
2021	920	22730	23650	1000.70

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		



206 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1684	126150
	Subtotal			126150
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	8190
Panelled Wall	X	Total Value	134340
Floor/Pine	X		
Number of Rooms	5	PUB PAVED ST/RD	
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
		Code:	2900
Plumbing		Dwl/Gar/NC%	1.2500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1684		C	OLD/GD	134340	.40		100760
2	Garage		23X29	667		C	2011AV	16010	.35		13010
3	Shed		10X20	200		D	2020AV	1920	.15		1630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-07-10 Lister:

29-400054.0000-v082020R