MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400055.0000 RES
C22 2025

sale

2022	HUTCHISON KHAM M	2015-06-23
2023	HUTCHISON KHAM M	2015-06-23
2024	HUTCHISON KHAM M	2015-06-23
2025	HUTCHISON KHAM M	2015-06-23 GAGES 2
	204 FRONT ST	1WD SEE PCL 29-400055.01 FOR
		$71,000 REST OF SPECIAL ASSESSMEN
	ALGER OH 45812	

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

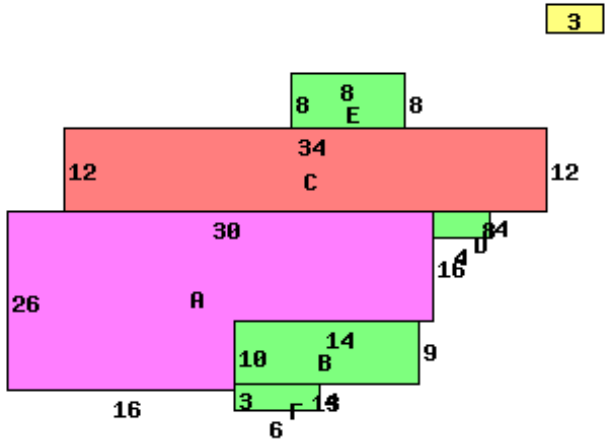
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	80910	95230	95230	95230	95230
Totl100%	83540t	98740t	98740t	98740t	98730t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	28320	33330	33330	33330	33330
Totl 35%	29240t	34560t	34560t	34560t	34560t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1203.34	1309.36	1269.66	1267.92	
Sp-Asmnt	137.14	152.12	175.59	155.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		640		a	*MAIN
	EFP	P		117	4680	b	PORCH
1 B	F	A		408		c	ADDTN
	OFP	P		16	480	d	PORCH
	EFP	P		64	2560	e	PORCH
	STP	P		24	100	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
311	1	2015-06-23	HUTCHISON KHAM M	1WD		71000	3260	43140
3	1	2008-01-02	HIGH NICK A	1WD	*	15000	2740	42030
447	1	2007-08-23	BENEFICIAL OHIO INC	1SH	*	38000	2740	42030
336	0	1987-05-04			*	0	0	17310

Year	Land	Bldg	Total	Net Tax
2021	920	28320	29240	1270.34
2020	920	28320	29240	1287.44

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			
500 HARDIN COUNTY LANDFILL	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



204 FRONT ST 45812

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1048	105480
	Full Upper	FRAME	640	51320
	Basement		1048	19540
	Subtotal			176340
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	7820
Unfinished Wall	X	Total Value	184160
Floor/Hardwood	X		
Floor/Pine	X X	PUB PAVED ST/RD	
Number of Rooms	1 4 4	PUB SIDEWALK	
Bedrooms	4		
		Neighborhood:	
Central Heat	A	Code:	2900
FORCED AIR		Dwl/Gar/NC%	.9200
Plumbing			
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	2 B F		1688		C-	OLD/GD	165740	.40		91490
3	Garage		14X22	308		C	2007AV	7390	.45		3740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	70	70	3500	3500

Call Back: Sign: PSN Date: 2015-07-10 Lister: 29-400055.0000-v082020R