MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400055.0000 RES
C22 2026

sale

2023 HUTCHISON KHAM M	2015-06-23	
2024 HUTCHISON KHAM M	2015-06-23	
2025 HUTCHISON KHAM M	2015-06-23	
2026 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: – 41.45 — 40.13 — 40.08 — 40.08 — a/r

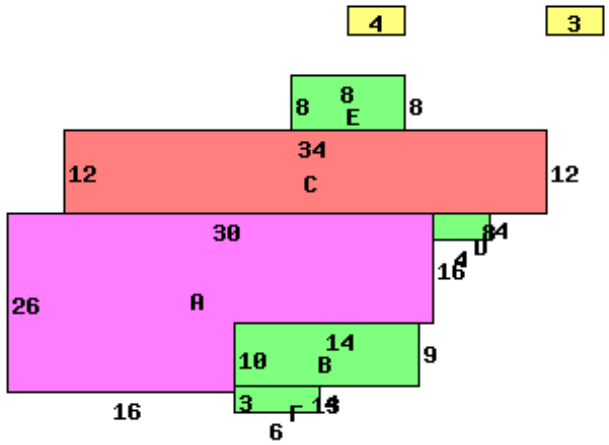
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	95230	95230	95230	95230		95230	131940	131950
Totl100%	98740t	98740t	98740t	98740t		98740t	136000t	136000t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	33330	33330	33330	33330		33330	46180	46180
Totl 35%	34560t	34560t	34560t	34560t		34560t	47600t	47600t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1309.36	1269.66	1267.92	1267.92	1267.92			
Sp-Asmnt	152.12	175.59	155.61	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
2022	920	28320	29240	1203.34
2021	920	28320	29240	1270.34

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			



204 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	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%	1.2500
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1688		C-	OLD/GD	165740	.40		124310
3	Garage		14X22	308		C	2007AV	7390	.45		5080
4	Shed		14X20	280		D	2023AV	2690	.05		2560

	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: 29-400055.0000-v082020R