

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-400066.0000  
A49

RES  
2025

sale

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

|                       |            |                           |
|-----------------------|------------|---------------------------|
| 2022 PHIPPS CANN M II | 2020-05-19 |                           |
| 2023 PHIPPS CANN M II | 2020-05-19 |                           |
| 2024 PHIPPS CANN M II | 2020-05-19 |                           |
| 2025 PHIPPS CANN M II | 2020-05-19 | GAGES 13                  |
| 109 S FRONT ST        | 3QC        | SEE PARCEL 29-400066.0001 |
| ALGER OH 45812        | \$0        | FOR REST OF SPECIAL ASSES |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 560    | 560    | 560    | 560    | 560    |
| Acres      |        |        |        |        |        |
| Land100%   | 2630   | 3510   | 3510   | 3510   | 3500   |
| Bldg100%   | 14460  | 22400  | 22400  | 22400  | 22400  |
| Totl100%   | 17090t | 25910t | 25910t | 25910t | 25900t |
| Cauv100%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 920    | 1230   | 1230   | 1230   | 1230   |
| Bldg 35%   | 5060   | 7840   | 7840   | 7840   | 7840   |
| Totl 35%   | 5980t  | 9070t  | 9070t  | 9070t  | 9070t  |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 246.08 | 343.64 | 333.22 | 332.76 |        |
| Sp-Asmnt   | 65.88  | 74.18  | 85.60  | 65.62  |        |

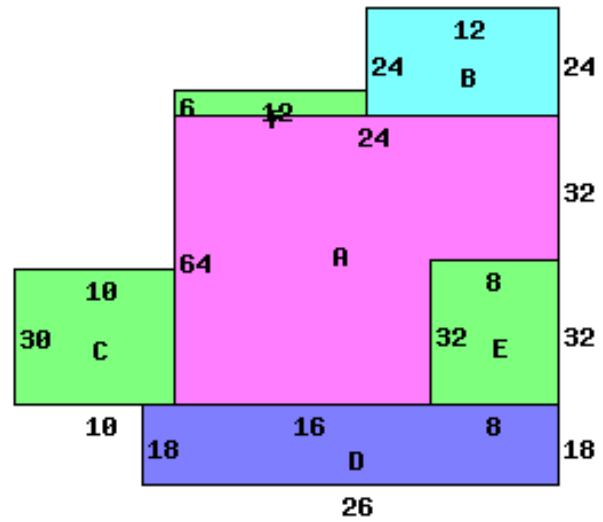
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1    | F    | M    |      | 1280  |       |   |       |
| 04   | F    | O    |      | 288   | 3460  | b | OTHER |
|      | EFP  | P    |      | 300   | 12000 | c | PORCH |
|      | F    | G    |      | 468   | 11230 | d | GRAGE |
|      | EFP  | P    |      | 256   | 10240 | e | PORCH |
|      | OFF  | P    |      | 72    | 2160  | f | PORCH |

A/C unit disconnected

|       |    |            |                       |               |        |         |         |
|-------|----|------------|-----------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                    | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 211   | 3  | 2020-05-19 | PHIPPS CANN M II      | 3QC *         | 0      | 2510    | 11830   |
| 132   | 3  | 2004-03-26 | PHIPPS CANN M II ETAL | 3WD *         | 0      | 2060    | 13660   |
| 170   | 1  | 1993-03-10 | HALE DOYAL & MARY E   | 1WD           | 7000   | 1400    | 0       |

|      |      |      |       |         |
|------|------|------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 920  | 5060 | 5980  | 259.82  |
| 2020 | 920  | 5060 | 5980  | 263.30  |

|                               |           |     |         |
|-------------------------------|-----------|-----|---------|
| 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 |



109 S FRONT ST 45812

|                                |                            |
|--------------------------------|----------------------------|
| Occupancy 4 M/H on Real Estate | *DWELLING COMPUTATIONS     |
| Story Height 1                 | Sq-Ft Value                |
| Floor Level                    | 1280 105820                |
| Metal                          | Subtotal 105820            |
| Panelled Wall X                | Garages and Carports 11230 |
| Floor/Carpet X                 | Extra Features 27860       |
| Number of Rooms 6              | Total Value 144910         |
| Bedrooms 4                     |                            |
| Central Heat A                 | PUB PAVED ST/RD            |
| FORCED AIR                     | PUB ALLEY                  |
| Plumbing                       | Neighborhood:              |
| Standard 1                     | Code: 2900                 |
|                                | Dwl/Gar/NC% .9200          |

|           |          |           |        |           |           |          |       |
|-----------|----------|-----------|--------|-----------|-----------|----------|-------|
| Bldg Type | SHB+Cons | DixHt     | Unit   | Blt/Renov | Replace   | Phy Fnc  | True  |
| 1 MH/REAL | 1 F      | 24X64     | 1280   | MHD       | 1974VP    | .58 .50  | 22400 |
| front lot | acres/   | effective | depth  | actual    | effective | extended | true  |
|           | frontage | frontage  | factor | rate      | rate      | value    | value |
|           |          | 50.00     | 150    | 100       | 70        | 3500     | 3500  |