

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	

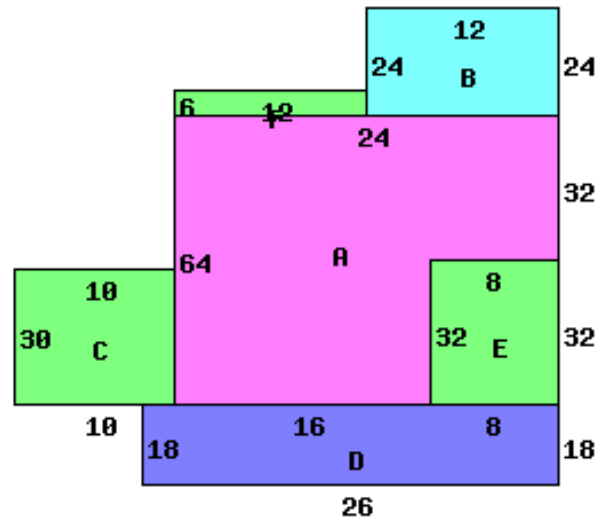
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		1280			
04	F	O		288	3460	b	OTHER
	EFP	P		300	12000	c	PORCH
	F	G		468	11230	d	GRAGE
	EFP	P		256	10240	e	PORCH
	OFF	P		72	2160	f	PORCH

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	Main	FRAME	1280 105820
	Subtotal		105820
	Metal	Roof	FLAT
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 Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F	24X64	1280	MHD	1974VP	.58	.50	22400
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		50.00	150	100	70	70	3500	3500