

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400068.0000
A43

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 25
	107 FRONT REAR		3QC
	ALGER OH 45812	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	2060	1940	1940	1940	1950
Bldg100%				0	
Totl100%	2060t	1940t	1940t	1940t	1950t
Cauvl00%					
Tax Value:					
Land 35%	720	680	680	680	680
Bldg 35%				0	0
Totl 35%	720t	680t	680t	680t	680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	29.64	25.78	24.98	24.96	
Sp-Asmnt	9.21	9.09	17.40	18.00	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
211	3	2020-05-19	PHIPPS CANN M II	3QC *	0	1940	0
132	3	2004-03-26	PHIPPS CANN M II ETAL	3WD *	0	3460	1090
502	1	1998-08-28	HALE DOYAL & MARY	1WD	1500	3910	0
3	1	1996-01-04	HICKS BEVERLY	1QC *	0	3800	0
552	0	1986-07-21		*	3400	0	3400
551	0	1986-07-21		*	0	0	3400

Year	Land	Bldg	Total	Net Tax
2021	720	0	720	31.28
2020	720	0	720	31.72

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

107 FRONT ST REAR 45812

PUB ALLEY

Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
rear lot	150.00	50	53	25	13	1950	1950