

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400088.0000
A74

COM
2025

sale

2022 C HOWARD ENTERPRISES	2021-06-17
2023 C HOWARD ENTERPRISES	2021-06-17
2024 C HOWARD ENTERPRISES	2021-06-17
2025 C HOWARD ENTERPRISES LL	2021-06-17 ORIG W PT 9
107 LEE	3WD
ALGER OH 45812	\$180,000

Eff Rate:-	44.43	48.27	46.99	47.32	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	430	430	430	430	430
Acres					
Land100%	3770	2400	2400	2400	2400
Bldg100%	23890	25090	25090	25090	25080
Totl100%	27660t	27490t	27490t	27490t	27480t
Cauvl00%					
Tax Value:					
Land 35%	1320	840	840	840	840
Bldg 35%	8360	8780	8780	8780	8780
Totl 35%	9680t	9620t	9620t	9620t	9620t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	430.04	464.32	452.00	455.18	
Sp-Asmnt	179.35	178.19	189.76	169.78	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
264	3	2021-06-17	C HOWARD ENTERPRISES LLC	3WD	180000	3770	23890
368	2	2015-07-30	HENDERSON JERRY L & GERAL	2SD	6000	3600	14340

Year	Land	Bldg	Total	Net Tax
2021	1320	8360	9680	448.42
2020	1320	8360	9680	454.66

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
502 *ALGER LIGHTS				XV/2025
176 BRANSTETTER - SCIOTO				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025



107 LEE ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB ALLEY

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 TAVERN			2160	46.45	C	1900GD	100330	.75		25080
front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value			
		60.00	50	57	70	40	2400	2400		

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400088.0000-v082020R