MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410021.0000 RES
G32 2026

sale

2023 DUNCAN JOHN	2018-07-11	
2024 DUNCAN JOHN	2018-07-11	
2025 DUNCAN JOHN	2018-07-11	
2026 DUNCAN JOHN	2018-07-11 HUSTONS 1ST 81	
206 - 208 CARL ST	1WD	
	$7,000	
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	570	570	570	570	0	570	570	570
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	3000	3000	3000	3000		3000	3000	3000
Totl100%	6510t	6510t	6510t	6510t		6510t	7060t	7050t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	1050	1050	1050	1050		1050	1050	1050
Totl 35%	2280t	2280t	2280t	2280t		2280t	2470t	2470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	86.40	83.78	83.64	83.64	83.64			
Sp-Asmnt	57.09	64.09	22.93	22.93				

MOBILE HOME ACCT: 29-0023 TITLE: 33-00345341 1970 VALIANT
MOBILE HOME ACCT: 29-0021 TITLE: 33-00345342 1971 HILLCREST

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
334	1	2018-07-11	DUNCAN JOHN	1WD		7000	2510	3000
78	6	2017-02-28	BRICKS PROPERTIES LLC	6QC	*	0	3260	3000
28	1	2016-02-05	BRICKNER CONSTRUCTION LTD	1FD		2500	3260	3000
190	3	2015-05-01	FITZPATRICK JOE F	3AF	*	0	3260	3000
300	3	2001-07-10	FITZPATRICK JOE F & BETT	3SD	*	0	2710	6000
166	1	1991-03-13		1UN	*	7000	2110	0
754	0	1987-09-01			*	3000	0	2110

Year	Land	Bldg	Total	Net Tax
2022	920	1050	1970	81.08
2021	920	1050	1970	85.58

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			



206 - 208 CARL ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER

Neighborhood:
Code: 2900
Dwl/Gar/NC% 1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE	* 0	12X60	720			1970AV	0			0
2	MH/LRE	* 0	12X60	720			1971AV	0			0
3	M/H Hookup			0			OLD/	3000			3000
4	P	*MH PAT	10X10	100			1971AV	0			0

	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: 2015-07-14 Lister: 29-410021.0000-v082020R