

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410023.0000
G30

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2016-09-28	
2023	BMAR HOLDINGS LLC	2016-09-28	
2024	BMAR HOLDINGS LLC	2016-09-28	
2025	BMAR HOLDINGS LLC	2016-09-28	HUSTONS 1ST 83
	906 N OHIO ST	1SH	
	ALGER OH 45812	\$30,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2630	3510	3510	3510	3500
Land100%	45170	55290	55290	55290	55290
Bldg100%	47800t	58800t	58800t	58800t	58790t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	15810	19350	19350	19350	19350
Totl 35%	16730t	20580t	20580t	20580t	20580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	688.50	779.70	756.08	755.02	
Sp-Asmnt	76.19	87.73	103.89	103.89	

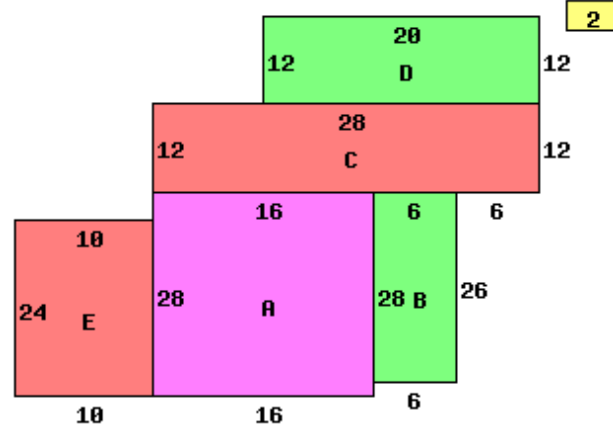
SHB+	CON	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		448		a	*MAIN
	OFF	P		156	4680	b	PORCH
1	F/C	A		336		c	ADDTN
1	EFF	P		240	9600	d	PORCH
	F/C	A		240		e	ADDTN

L/C JONATHAN KRONTZ & BOBBIE RAYL 1-10-2018 \$65,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
438	1	2016-09-28	BMAR HOLDINGS LLC	1SH *	30000	3260	37310
465	1	2004-07-29	PIERACCINI NICHOLAS J &	1WD	62000	2710	33140
203	1	2004-05-17	HARDIN COMMUNITY FED CRE	1QC *	0	2710	33140
66	1	1992-01-23		1UN *	17700	0	19000
849	1	1990-10-19		1UN *	0	0	19000
899	1	1989-10-20		1WD	20000	0	19000

Year	Land	Bldg	Total	Net Tax
2021	920	15810	16730	726.84
2020	920	15810	16730	736.62

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



906 N OHIO ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	1024	103070
	448	29680
	Subtotal	132750
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Panelled Wall	X	
Floor/Carpet	X	X
Floor/Tile-Lino	X	X
Number of Rooms	3	2
Bedrooms	1	2
Fireplace		
Openings	1	
Stacks	1	
Central Heat	X	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LT F/C	1472			C-	OLD/AV	.55		55290
2 Shed	*PP	120			1993AV	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
	50.00	150	100	70	70	3500	3500		

Fireplaces	2000
Heating	-630
Extra Features	14280
Total Value	148400
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2900
Dwl/Gar/NC%	.9200