MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410023.0000 RES
G30 2026

sale

2023 BMAR HOLDINGS LLC	2016-09-28	
2024 BMAR HOLDINGS LLC	2016-09-28	
2025 BMAR HOLDINGS LLC	2016-09-28	
2026 BMAR HOLDINGS LLC	2016-09-28	HUSTONS 1ST 83
906 N OHIO ST	1SH	
	$30,000	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	55290	55290	55290	55290		55290	75140	75130
Totl100%	58800t	58800t	58800t	58800t		58800t	79200t	79180t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	19350	19350	19350	19350		19350	26300	26300
Totl 35%	20580t	20580t	20580t	20580t		20580t	27720t	27710t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	779.70	756.08	755.02	755.02	755.02			
Sp-Asmnt	87.73	103.89	103.89	103.89				

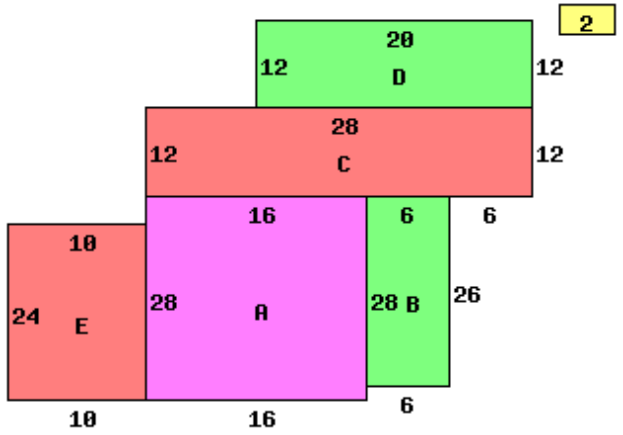
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		448		a	*MAIN
	OFP	P		156	4680	b	PORCH
1	F/C	A		336		c	ADDTN
	EFP	P		240	9600	d	PORCH
1	F/C	A		240		e	ADDTN

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
2022	920	15810	16730	688.50
2021	920	15810	16730	726.84

	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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1024	103070
	Part Upper	FRAME	448	29680
	Subtotal			132750
Shingle	Roof	GABLE		

	B	1	2	U	A
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			

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%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		1472		C-	OLD/AV	133560	.55		75130
2	Shed	*PP 0	10X12	120			1993AV	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:

29-410023.0000-v082020R