

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410032.0000
H08

RES
2025

sale

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

2022 SHEPHERD GREG & MELIS	2021-08-12
2023 SHEPHERD GREG & MELIS	2021-08-12
2024 SHEPHERD GREG & MELIS	2021-08-12
2025 SHEPHERD GREG & MELISSA	2021-08-12
907 MCCONNELL	2021-08-12 HUSTONS 1ST 62
	2WD
ALGER OH 45812	\$0

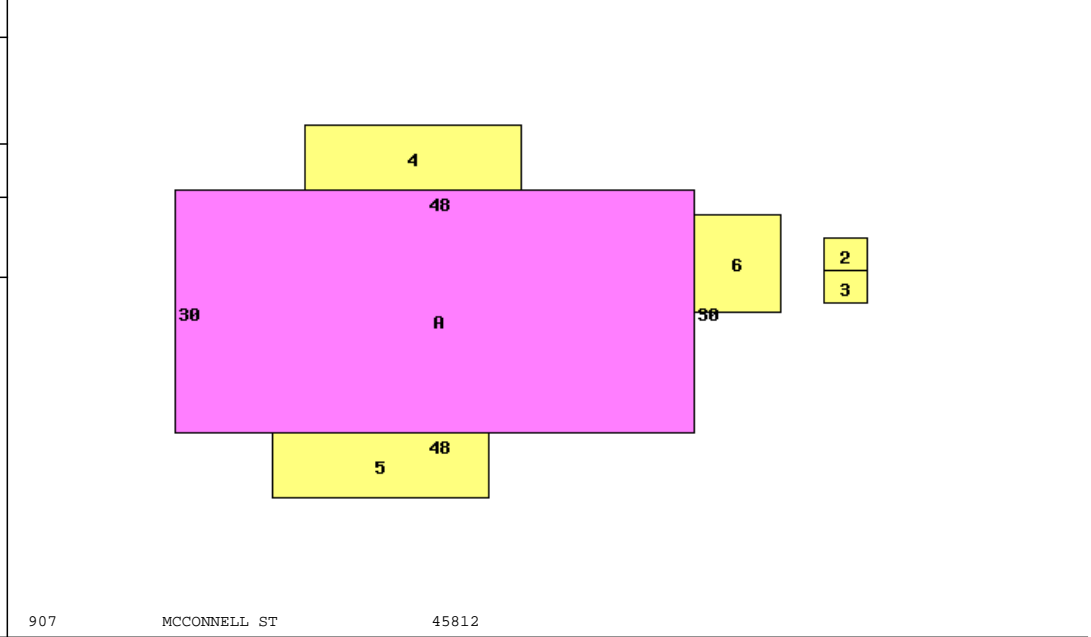
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	50140	73770	73770	73770	73760
Totl100%	52770t	77290t	77290t	77290t	77260t
Cauvl00%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	17550	25820	25820	25820	25820
Totl 35%	18470t	27050t	27050t	27050t	27040t
Hmstd35%				21130	
Owner Oc				17.92	hmstd 1230 l 19900 b
Hmstd RB					
Net Tax	760.10	1024.84	993.76	974.48	
Sp-Asmnt	47.60	46.62	64.03	43.45	

SHB+	CONS	TYPE	FACT	SO-FT	VALUE	a	*MAIN
1	M	M		1440			
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
354	2	2021-08-12	SHEPHERD GREG & MELISSA L	2WD *	0	2630	0
360	3	2018-09-11	SHEPHERD EVERETT & ZELMA	3SD *	0	2510	0
153	3	2012-04-19	BELIEVERS CHURCH NEW BEGI	3TD	45000	2510	0
336	1	1992-04-13		1WD	2250	0	11110
335	1	1992-04-13		1UN *	6750	0	11110
1049	1	1991-12-17		1UN *	5000	0	11110
Year	Land	Bldg	Total	Net Tax			
2021	920	0	920	39.98			
2020	920	0	920	40.52			

Year	Land	Bldg	Total	Net Tax
2021	920	0	920	39.98
2020	920	0	920	40.52

project

ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
		Sq-Ft Value
Story Height	1	
Floor Level	Main	FRAME 1440 113850
Metal		Subtotal 113850
Plaster/Drywall	D	Plumbing 1400
Floor/Carpet	X	Total Value 115250
Floor/Tile-Lino	L	
Number of Rooms	4	PUB ELECTRIC
Bedrooms	2	PUB GAS
Central Heat	A	PUB WATER
ELECTRIC		PRIV SEWER
Plumbing		PUB ALLEY
Standard	1	Neighborhood:
Extra 2 Fixture	1	Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
	1 M	FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1 POLE DWLG	1 M	1440	1440	36.40	C	2021AV	52420	.10		47180
2 Pole Build		30X30	900		C	2021AV	13500	.10		12150 ELECTRIC CONCRET FL
3 P	OFFP		176		C	2021AV	5280	.10		4750
4 P	OFFP	8X20	160		D	2021AV	3840	.10		3460
5 P	OFFP	8X20	160		D	2021AV	3840	.10		3460
6 P	OFFP	8X12	96		D	2021AV	3070	.10		2760
front lot		effective	depth	actual	effective	extended	true			
	acres/	frontage	depth	factor	rate	value	value			
	50.00	150	100	70	70	3500	3500			

Call Back: Sign: PSN Date: 2015-07-14 Lister: 29-410032.0000-v082020R