

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410074.0000
H51

RES
2025

sale

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

2022 KNEPPER GARY	2017-12-19
2023 KNEPPER GARY	2017-12-19
2024 KNEPPER GARY	2017-12-19
2025 KNEPPER GARY	2017-12-19
1005 N FRONT ST	HUSTONS 1ST 27
ALGER OH 45812	1CT
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	63600	73860	73860	73860	73850
Totl100%	66230t	77370t	77370t	77370t	77350t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	22260	25850	25850	25850	25850
Totl 35%	23180t	27080t	27080t	27080t	27070t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	953.92	1025.98	994.86	993.50	
Sp-Asmnt	118.56	129.28	146.77	126.19	

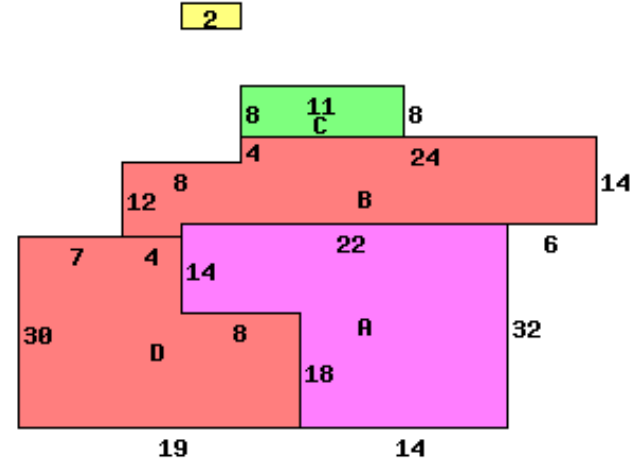
2026 MILLER WALTER JR & KARE	2025-01-03
1005 N FRONT ST	1SD
ALGER OH 45812	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		560			
1	F/C	A		424			ADDTN
1	WDD	P		88	1320		PORCH
1	F/C	A		474			ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
7	1	2025-01-03	MILLER WALTER JR & KAREN	1SD *	0	3510	73860
444	1	2024-10-09	KNEPPER JASON	1TD *	0	3510	73860
567	1	2017-12-19	KNEPPER GARY	1CT *	0	2510	50770
343	1	2003-06-20	CHAPMAN JUNELL	LWD	74900	3600	47490
525	1	1995-06-16	DULMAGE JEFF A	WD	43500	4000	33400
494	1	1994-06-08	LUKE PAUL B	LWD *	0	0	37400
346	1	1991-05-09		LUN *	38000	0	22310
805	0	1987-09-16		*	0	0	22310
802	0	1987-09-16		*	31500	0	22310

Year	Land	Bldg	Total	Net Tax
2021	920	22260	23180	1007.08
2020	920	22260	23180	1020.62

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



1005 N FRONT ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1458 114760
Full Upper	FRAME 560 46110
Subtotal	160870
Shingle	Roof GABLE
Plaster/Drywall	X X Plumbing 1400
Floor/Pine	X X Extra Features 1320
Floor/Carpet	X Total Value 163590
Number of Rooms	4 3
Bedrooms	1 2 PUB ELECTRIC
Central Heat	A PUB GAS
FORCED AIR	PUB WATER
Plumbing	PRIV SEWER
Standard	1 PUB PAVED ST/RD
Extra 2 Fixture	1 PUB SIDEWALK
	PUB ALLEY
	Neighborhood:
	Code: 2900
	Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		22X36	792	C	1930AV 163590	.55		67730
				C	OLD/AV 19010	.65		6120
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		50.00	150	100	70	3500	3500	