

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-410082.0000  
D06

RES  
2025

sale

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

2022 BIEDERMAN ABIGAIL	2021-05-03
2023 BIEDERMAN ABIGAIL	2021-05-03
2024 BIEDERMAN ABIGAIL	2021-05-03
2025 BIEDERMAN ABIGAIL	2021-05-03
105 CARL ST	1WD HUSTONS 1ST 12 13
	SEE PARCEL 29-410082.0100
ALGER OH 45812	\$150,900 FOR REST OF SPECIAL ASSES

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5370	7140	7140	7140	7140
Bldg100%	55770	96540	96540	96540	96680
Totl100%	61140t	103690t	103690t	103690t	103820t
Cauvl00%					
Tax Value:					
Land 35%	1880	2500	2500	2500	2500
Bldg 35%	19520	33790	33790	33790	33840
Totl 35%	21400t	36290t	36290t	36290t	36340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	880.70	1374.90	1333.22	1331.38	
Sp-Asmnt	126.47	162.44	188.28	167.70	

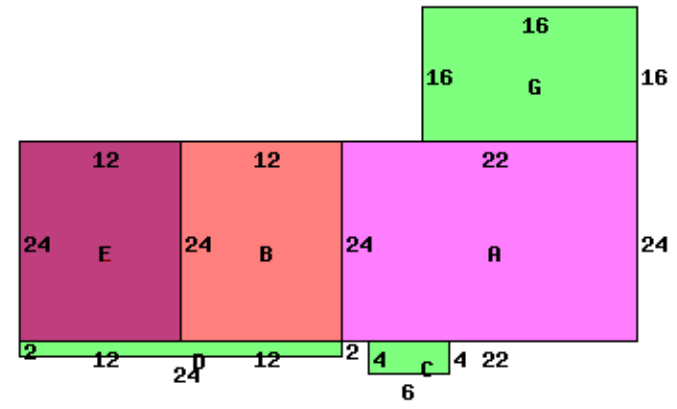
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		528		a	*MAIN
1 B	F	A		288		b	ADDTN
	STP	P		24	100	c	PORCH
1	OH	P		48	1820	d	PORCH
	BAS	G		288	1200	e	GRAGE
1	F	A		288		f	ADDTN
	DK	P		256	3840	g	PORCH

#: 83 104 105 L/W  
 2013 duplicate combined parcels  
 294100830000  
 294101040000  
 294101050000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
173	1	2021-05-03	BIEDERMAN ABIGAIL	1WD	150900	5370	55770
550	4	2009-12-07	PRATER CHARLES J	4FD *	29000	3030	73370
223	1	1992-03-13		1WD	0	0	33000

Year	Land	Bldg	Total	Net Tax
2021	1880	19520	21400	929.74
2020	1880	19520	21400	942.26

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



105 CARL ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1104 101890
	Basement		816 15260
	Subtotal		117150
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	1950
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X X	Garages and Carports	1200
Floor/Tile-Lino	L	Extra Features	7335
Number of Rooms	1 5	Total Value	129735
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB ALLEY	
Extra 3 Fixture	1		
		Neighborhood:	
		Code:	2900
		Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		1104		C	1963AV	129740	.40	-.35	96680
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	factor	factor	rate	rate	value	7140	7140	
		102.00	150	100	70	70				

Call Back:

Sign: PSN Date: 2015-07-13 Lister:

29-410082.0000-v082020R