MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410102.0000 RES
G11 2026

sale

2023 SEYER JAMES J	2018-12-03	
2024 SEYER JAMES J	2018-12-03	
2025 SEYER JAMES J	2018-12-03	
2026 SEYER JAMES J	2018-12-03	HUSTONS 1ST E 1/2 79-80
205 CARL ST	1WD	
	$31,000	
ALGER OH 45812		

Eff Rate: – 41.45 — 40.13 — 40.08 — 40.08 — a/r

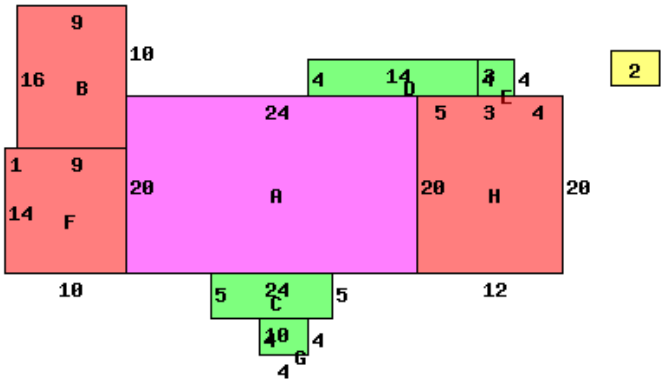
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4290	4290	4290	4290		4290	4940	4950
Bldg100%	48170	48170	48170	48170		48170	65430	65440
Totl100%	52460t	52460t	52460t	52460t		52460t	70370t	70390t
Cauv100%								
Tax Value:								
Land 35%	1500	1500	1500	1500		1500	1730	1730
Bldg 35%	16860	16860	16860	16860		16860	22900	22900
Totl 35%	18360t	18360t	18360t	18360t		18360t	24630t	24640t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	695.60	674.52	673.58	673.58	673.58			
Sp-Asmnt	102.66	117.45	96.87	96.87				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		480		a	*MAIN
1	F/C	A		144		b	ADDTN
	EFP	P		50	2000	c	PORCH
	EFP	P		56	2240	d	PORCH
	CAN	P		12	100	e	PORCH
1	F/C	A		140		f	ADDTN
	CAN	P		16	130	g	PORCH
1	F/C	A		240		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
587	1	2018-12-03	SEYER JAMES J	1WD		31000	3090	33460
175	1	2017-04-21	CONNER PAULA	1CT	*	0	3970	47170
146	1	2000-03-14	CONNER GENE L	1WD		23500	3310	23000
32	7	1999-01-27	DANNER JAMES L	7AF	*	0	3690	19140
306	1	1997-05-30	DANNER JAMES L & BEULAH	1FD		19920	3690	19140

Year	Land	Bldg	Total	Net Tax
2022	1130	14150	15280	628.82
2021	1130	14150	15280	663.84

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			



205 CARL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1004	101050
	Basement		480	9190
	Subtotal			110240
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	1760
Unfinished Wall	X	Extra Features	4470
Floor/Pine	X	Total Value	116470
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	1 7	PUB GAS	
Bedrooms	2	PUB WATER	
		PRIV SEWER	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	2900
Plumbing		Dwl/Gar/NC%	1.2500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1004		C-	1940AV	104820	.55		58960
2	Garage		24X30	720		C	1950FR	17280	.70		6480

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	100	81	81	66	4950	4950

Call Back: Sign: PSN Date: 2015-07-14 Lister:

29-410102.0000-v082020R