

MARION TWP
ALGER CORP

00280

REAL PROPERTY RECORD

03:57 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

29-410128.0000
G29

RES
2024

sale

2021	LEVAN JEFFREY D & MEL	2018-07-24
2022	LEVAN JEFFREY D & MEL	2018-07-24
2023	LEVAN JEFFREY D & MEL	2018-07-24
2024	LEVAN JEFFREY D & MELIS	2018-07-24
OHIO ST		2WD
		\$4,000

Eff Rate:- 47.98 — 45.44 — 41.45 — 40.13 — a/r				
Tax Year	2021	2022	2023	2024
Prop Cls	500	500	500	500
Acres				
Land100%	3940	3940	5260	5260
Bldg100%			2340	2340
Totl100%	3940t	3940t	7600t	7600t
Cauv100%				
Tax Value:				
Land 35%	1380	1380	1840	1840
Bldg 35%			820	820
Totl 35%	1380t	1380t	2660t	2660t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	59.96	56.78	100.78	97.72
Sp-Asmnt				
	9.24	11.23	15.07	24.08

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
356	2	2018-07-24	LEVAN JEFFREY D & MELISSA	2WD	4000	3740	0
104	2	2017-03-10	WILSON ALONZO CHARLES	2WD	8700	4890	0
257	2	2009-06-26	LAWARRE MICHAEL M	2WD	2900	4710	0
248	2	2007-05-23	WALLACE STEPHANIE M	2WD	10000	4460	0
Year	Land	Bldg	Total	Net Tax			
2020	1380	0	1380	60.76			
2019	1310	0	1310	53.22			
p r o j e c t					ben acres	/	% factor
902	MAIN DISTRICT CONSERVANCY			XA/2024			
176	BRANSTETTER - SCIOTO			XA/2024			
502	*ALGER LIGHTS			XV/2024			
910	COTTONWOOD CONSERVANCY			XA/2024			

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OHIO ST

PRIV SEWER
Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt FtxFt 12X24	Area 288	Unit Rate	Grade D	Blt/Renov Cond 2020AV	Replace Value 2770	Phy Dpr .15	Fnc Dpr	True Value 2350
1 Shed										
front lot		acres/ frontage	effective frontage 75.00	depth 150	depth factor 100	actual rate 70	effective rate 70	extended value 5250	true value 5250	