

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430029.0000
A85

RES
2025

sale

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

2022 KNOX BRITTANY	2017-01-11
2023 GOSSARD PAUL	2022-05-19
2024 PERFECT VIEW RENTALS	2023-06-12
2025 PERFECT VIEW RENTALS LL	2023-06-12 J-MC E PT 73-74
201 W LEE ST	2WD
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3660	4860	4860	4860	4850
Land100%	72970	110540	110540	110540	110550
Bldg100%	76630t	115400t	115400t	115400t	115400t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1280	1700	1700	1700	1700
Bldg 35%	25540	38690	38690	38690	38690
Totl 35%	26820t	40390t	40390t	40390t	40390t
Hmstd35%					
Owner Oc	28.74				
Hmstd RB					
Net Tax	1075.00	1530.24	1483.84	1481.78	
Sp-Asmnt	113.99	154.71	179.52	179.52	

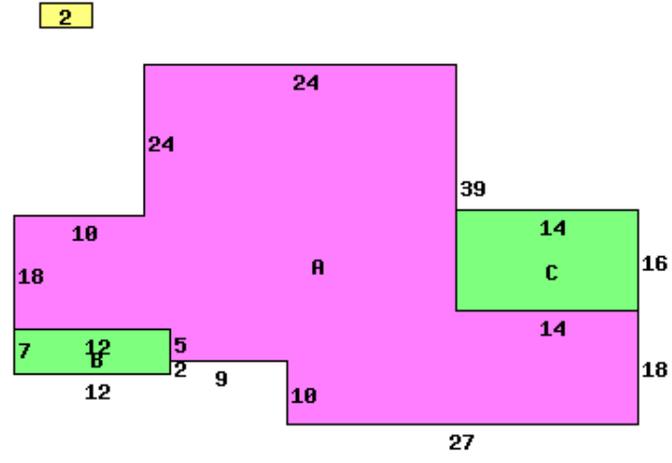
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1680			
	OFF	P		84	2520	b	PORCH
	PAT	P		224	670	c	PORCH

#: 30, L/W
294300300000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
244	2	2023-06-12	PERFECT VIEW RENTALS LLC	2WD *	0	3660	72970
239	1	2022-05-19	GOSSARD PAUL	1WD	125000	3660	72970
16	1	2017-01-11	KNOX BRITTANY	1WD	75000	4510	38540
375	1	2008-10-17	MINICH JASON W & URSULA	1QC *	0	3090	33770
255	1	2003-05-23	WINDGARDNER URSULA C	1QC *	0	2800	28060
395	1	1989-05-17		1UN *	0	0	16800

Year	Land	Bldg	Total	Net Tax
2021	1280	25540	26820	1134.82
2020	1280	25540	26820	1150.12

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1680	125850
Shingle	Main Subtotal	125850
	Roof	
	B 1 2 U A	
Panelled Wall	X	Air Conditioning 3010
Floor/Carpet	X	Extra Features 3190
Number of Rooms	6	Total Value 132050
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
Central A/C	A	PUB GAS
Plumbing		PUB WATER
Standard	1	PRIV SEWER
		PUB ALLEY
		Neighborhood:
		Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1680		C	OLD/VG	132050	.30	-.30	110550
2 Shed	*PP F 0	8X10	80		OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
		85.00	100	81	70	4850	4850		