MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430029.0000 RES
A85 2026

sale

2023 GOSSARD PAUL		2022-05-19
2024 PERFECT VIEW RENTALS		2023-06-12
2025 PERFECT VIEW RENTALS		2023-06-12
2026 PERFECT VIEW RENTALS LL		2023-06-12 J-MC E PT 73-74
201 W LEE ST		2WD
		$0
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%	4860	4860	4860	4860		4860	5600	5610
Bldg100%	110540	110540	110540	110540		110540	150200	150210
Totl100%	115400t	115400t	115400t	115400t		115400t	155800t	155820t
Cauv100%								
Tax Value:								
Land 35%	1700	1700	1700	1700		1700	1960	1960
Bldg 35%	38690	38690	38690	38690		38690	52570	52570
Totl 35%	40390t	40390t	40390t	40390t		40390t	54530t	54540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1530.24	1483.84	1481.78	1481.78	1481.78			
Sp-Asmnt	154.71	179.52	179.52	179.52				

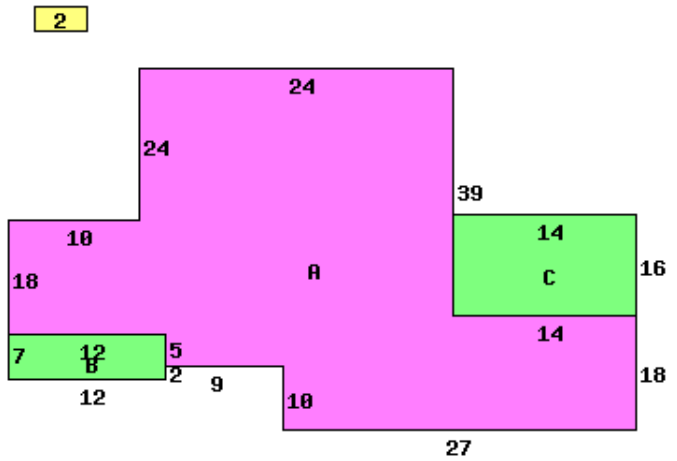
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1680		a	*MAIN
	OFP	P		84	2520	b	PORCH
	PAT	P		224	670	c	PORCH

#: 30, L/W
2943003000000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1280	25540	26820	1075.00
2021	1280	25540	26820	1134.82

	p r o j e c t	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			



201 LEE ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1680	125850
	Subtotal			125850
Shingle	Roof	GABLE		

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		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
		PUB WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB ALLEY	
Standard	1		
		Neighborhood:	
		Code:	2900
		Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1680		C	OLD/VG	132050	.30	-.30	150210
2	Shed	*PP F 0	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		85.00	100	81	81	66	5610	5610

Call Back: Sign: PSN Date: 2015-07-09 Lister:

29-430029.0000-v082020R