

MARION TWP
ALGER CORP

10:21 AM

RES
2024

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2021	KNOX BRITTANY	2017-01-11
2022	KNOX BRITTANY	2017-01-11
2023	GOSSARD PAUL	2022-05-19
2024	PERFECT VIEW RENTALS LL	2023-06-12 J-MC E PT 73-74
	201 W LEE ST	2WD
		\$0
	ALGER OH 45812	

Eff Rate:-	47.98	45.44	41.45	40.13
Tax Year	2021	2022	2023	2024
Prop Cls	510	510	510	510
Acres				
Land100%	3660	3660	4860	4860
Bldg100%	72970	72970	110540	110540
Tot100%	76630t	76630t	115400t	115400t

CAMA
510
4850
10550
15400t

— Tax Value:

Land 35%	1280	1280	1700	1700
Bldg 35%	25540	25540	38690	38690
Tot l 35%	26820t	26820t	40390t	40390t
Hmstd 35%				
Owner Oc	30.38	28.74		
Hmstd RB				
Net Tax	1134.82	1075.00	1530.24	1483.84
Sp-Asmnt	110.00	113.99	154.71	179.52

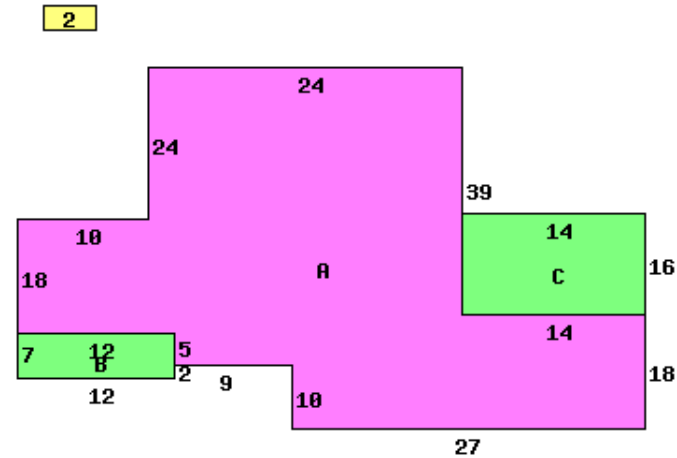
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1680		a	*MAIN
	OFP	P		84	2520	b	PORCH
	PAT	P		224	670	c	PORCH

#: 30 L/W
294306300000

Sal#	#p	sale date	To	Type/Invalid?	Sales\$	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	10C *	0	3990	33770
255	1	2003-05-23	WINDGARDNER URSULA C	10C *	0	2800	28060
395	1	1989-05-17		10N *	0	0	16800

Year	Land	Bldg	Total	Net Tax
2020	1280	25540	26820	1150.12
2019	1220	20920	22140	875.50

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024
176	BRANSTETTER - SCIOTO			XA/2024
502	*ALGER LIGHTS			XV/2024
500	HARDIN COUNTY LANDFILL			XA/2024
910	COTTONWOOD CONSERVANCY			XA/2024



201	LEE ST	45812
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Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1680	125850
		Subtotal			125850
Shingle		Roof	GABLE		
Panelled Wall	B 1	2 U A		Air Conditioning	3010
Floor/Carpet		X		Extra Features	3190
Number of Rooms		6		Total Value	132050
Bedrooms		3			
Central Heat		A		PUB ELECTRIC	
				PUB GAS	
				PUB WATER	
Central A/C		A		PRIV SEWER	
Plumbing				PUB ALLEY	
Standard	1				
				Neighborhood:	
				Code:	2900
				Dwl/Gar/NC%	.9200

1	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
2	DWELLING	1 F/C	FtxFt	1680			Cond	Value	Dpr	Dpr	Value
	Shed	*PP F 0	8X10	80		C	OLD/VG OLD/	132050 0	.30	-.30	110550 0
front lot		acres/ frontage	effective frontage	depth 100	depth factor	actual rate	effective rate	extended value	true value		
			85.00		81	70	57	4850	4850		

Call Back:

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

29-430029.0000-v082020R