MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440010.0000 RES
I15 2026

sale

2023 BROWN KENNETH	2015-10-15	
2024 BROWN KENNETH	2015-10-15	
2025 BROWN KENNETH	2015-10-15	
2026 BROWN KENNETH	2015-10-15 ORIG 15	
206 MAIN ST	1WD SEE 29-440010.01 FOR REST	
	$0 SPECIAL ASSESSMENTS	
ALGER OH 45812		

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

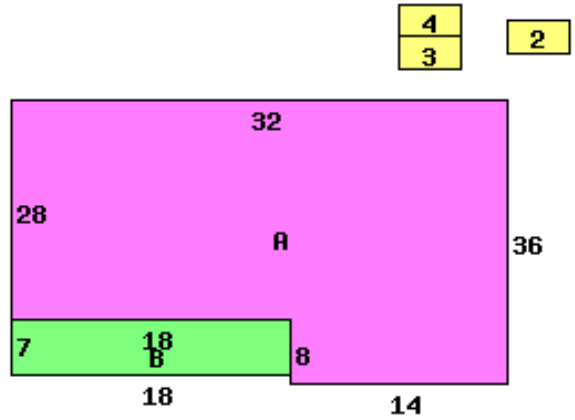
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	43830	43830	43830	43830		43830	58970	58960
Totl100%	47340t	47340t	47340t	47340t		47340t	63030t	63010t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	15340	15340	15340	15340		15340	20640	20640
Totl 35%	16570t	16570t	16570t	16570t		16570t	22060t	22050t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	627.78	608.74	607.92	607.92	607.92			
Sp-Asmnt	98.15	105.77	94.51	94.51				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	EFP	P		126	5040	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
401	1	2015-10-15	BROWN KENNETH	1WD *	0	3260	29660
117	0	1987-02-25		*	21700	0	9800

Year	Land	Bldg	Total	Net Tax
2022	920	12020	12940	532.52
2021	920	12020	12940	562.18

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
176	BRANSTETTER - SCIOTO	XA/2025			
502	*ALGER LIGHTS	XV/2025			
358	JACOBS-SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			



206 MAIN ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1008	101460
	Subtotal			101460
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-1270
Floor/Hardwood	X	Extra Features	5040
Floor/Carpet	X	Total Value	105230
Number of Rooms	5		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Plumbing		PUB WATER	
Standard	1	PRIV SEWER	
		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		1008		C-	OLD/AV	94710	.55		53270
2	Garage		20X24	480		D	1930AV	9220	.65		4030
3	Shed		10X16	160		D	2011AV	1540	.35		1000
4	Lean-To		10X16	160		D	2011AV	1020	.35		660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

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

29-440010.0000-v082020R