MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440016.0000 IND
I16 2025

## sale

| | | |
|---|---|---|
| 2022 | FARMERS COMMISSION CO | 2004-12-13 |
| 2023 | FARMERS COMMISSION CO | 2004-12-13 |
| 2024 | FARMERS COMMISSION CO | 2004-12-13 |
| 2025 | FARMERS COMMISSION CO | 2004-12-13 ORIG PLUS ACRES BY RR LAS |
| | 201 S MAIN ST | 10 LAS LOTS 1-5 11-14 21-24 |
| | | $0 VACA ALLEY 3.75A |
| | ALGER OH 45812 | |

## Eff Rate: – 44.43 — 48.27 — 46.99 — 47.32 — a/r

| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 390 | 390 | 390 | 390 | 390 |
| Acres | 3.7500 | 3.7500 | 3.7500 | 3.7500 | |
| Land100% | 22970 | 28740 | 28740 | 28740 | 28750 |
| Bldg100% | 448430 | 449660 | 449660 | 449660 | 449660 |
| Totl100% | 471400t | 478400t | 478400t | 478400t | 478410t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 8040 | 10060 | 10060 | 10060 | 10060 |
| Bldg 35% | 156950 | 157380 | 157380 | 157380 | 157380 |
| Totl 35% | 164990t | 167440t | 167440t | 167440t | 167440t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 7330.00 | 8081.88 | 7867.24 | 7922.58 | |
| Sp-Asmnt | 1315.20 | 1322.54 | 1179.14 | 1179.14 | |

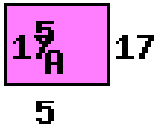
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | |
|---|---|---|---|---|---|---|
| | *STRG | M | | 85 | a | *MAIN |
| 10' | *OFFI | M | | 980 | b | *MAIN |

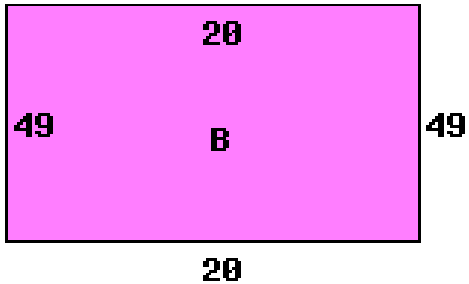
#: 17 TO 24 30 TO 34 58, 59A, L/W
OFFICE HAS STANDARD PLIMBING & A/C
294400170000 -024
294400300000 -034
294400580000
294400590100

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 574 | 10 | 2004-12-13 | FARMERS COMMISSION CO | 10 | * | 0 | 26260 | 529290 |
| 558 | 7 | 1996-09-10 | FARMERS COMMISSION COMPA | 7WD | | 900000 | 29800 | 541510 |
| 60 | 1 | 1993-01-28 | COUNTRYMARK COOPERATIVE | 1QC | * | 0 | 0 | 34230 |
| 591 | 0 | 1986-07-31 | | | * | 0 | 0 | 530200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 8040 | 156950 | 164990 | 7643.08 |
| 2020 | 8040 | 156950 | 164990 | 7749.66 |

| | 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 | | | |
| 358 | JACOBS-SCIOTO RIVER | XA/2025 | | | |
| 910 | COTTONWOOD CONSERVANCY | XA/2025 | | | |




201 S MAIN ST 45812

Occupancy 9 Outbuildings

B 1 2 U A

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

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | ELEVATOR | * 75 | | 0 | 2.85 | C | 1935FR | 2144000 | .80 | | 428800 |
| 2 | OFFICE | | 20X49 | 980 | 65.53 | C | 1935FR | 64220 | .80 | | 12840 |
| 3 | STORAGE | | 30X46 | 1380 | 11.55 | C | 1935AV | 15940 | .80 | | 3190 |
| 4 | CANOPY | | 17X47 | 799 | 16.50 | C | 1935AV | 13180 | .80 | | 2640 |
| 5 | CANOPY | | 18X17 | 306 | 24.00 | C | 1935AV | 7340 | .80 | | 1470 |
| 6 | Shed | | 12X15 | 180 | 20.00 | C | 1935AV | 3600 | .80 | | 720 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| site value | 1.0000 | | | | 15000 | | 15000 | 15000 |
| site value | 2.7500 | | | | 5000 | | 13750 | 13750 |

Call Back: Sign: PSN Date: 2015-07-14 Lister: 29-440016.0000-v082020R