MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440016.0000 IND
I16 2026

sale

2023 FARMERS COMMISSION CO	2004-12-13	
2024 FARMERS COMMISSION CO	2004-12-13	
2025 FARMERS COMMISSION CO	2004-12-13	
2026 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:- 48.27 — 46.99 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	390	390	390	390	390	390	390
Acres	3.7500	3.7500	3.7500	3.7500			
Land100%	28740	28740	28740	28740	28740	34510	34500
Bldg100%	449660	449660	449660	449660	449660	539570	539580
Totl100%	478400t	478400t	478400t	478400t	478400t	574090t	574080t
Cauv100%							
Tax Value:							
Land 35%	10060	10060	10060	10060	10060	12080	12080
Bldg 35%	157380	157380	157380	157380	157380	188850	188850
Totl 35%	167440t	167440t	167440t	167440t	167440t	200930t	200930t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	8081.88	7867.24	7922.58	7922.58			
Sp-Asmnt	1322.54	1179.14	1179.14	1179.14			

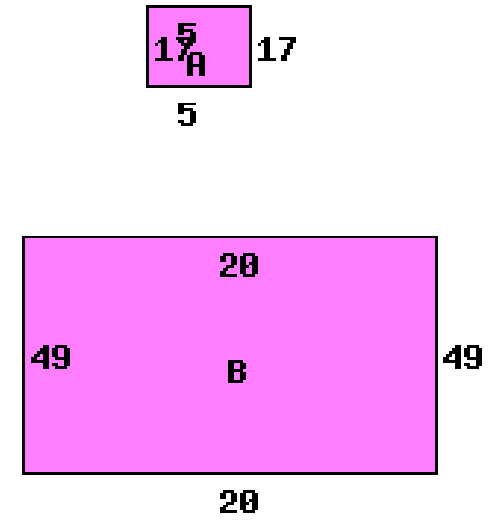
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	*STRG	M		85		a	*MAIN
10'	*OFFI	M		980		b	*MAIN

#: 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
2022	8040	156950	164990	7330.00
2021	8040	156950	164990	7643.08

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



201 S MAIN ST 45812

Occupancy 9 Outbuildings

B 1 2 U A

	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		514560
2	OFFICE		20X49	980	78.63	C	1935FR	77060	.80		15410
3	STORAGE		30X46	1380	13.86	C	1935AV	19130	.80		3830
4	CANOPY		17X47	799	19.80	C	1935AV	15820	.80		3160
5	CANOPY		18X17	306	28.80	C	1935AV	8810	.80		1760
6	Shed		12X15	180	24.00	C	1935AV	4320	.80		860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				15000		15000	18000
site value	2.7500				5000		13750	16500

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

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