

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440029.0000
I22

RES
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 THOMAS JOHN O	2007-01-18
2023 THOMAS JOHN O	2007-01-18
2024 THOMAS JOHN O	2007-01-18
2025 SOUTHERN OAK CAPITAL LL	2024-12-02 L A S PT 9-10
210 S FRONT ST	LWD
ALGER OH 45812	\$46,700

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3570	4800	4800	4800	4790
Bldg100%	62800	76660	76660	76660	76670
Totl100%	66370t	81460t	81460t	81460t	81460t
Cauv100%					
Tax Value:					
Land 35%	1250	1680	1680	1680	1680
Bldg 35%	21980	26830	26830	26830	26830
Totl 35%	23230t	28510t	28510t	28510t	28510t
Hmstd35%	22020	26960			
Owner Oc	23.60	24.02	22.84		
Hmstd RB	350.72	339.26	351.74		
Net Tax	581.68	716.86	672.82	1045.96	
Sp-Asmnt	108.74	124.58	142.67	142.67	

2026 VARGAS CID JAZMIN L	2025-10-22
210 S FRONT ST	LWD
ALGER OH 45812	

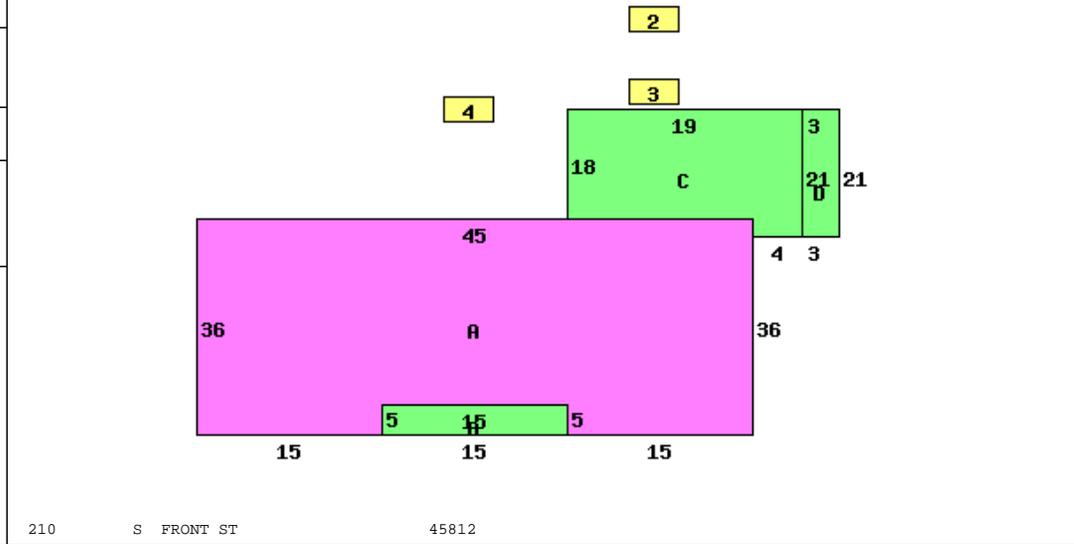
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1545			
	RFX	P		75	750	b	PORCH
	OFF	P		354	10620	c	PORCH
	WDD	P		63	950	d	PORCH

#: 68 L/W
294400680000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
473	1	2025-10-22	VARGAS CID JAZMIN L	LWD	40000	4800	76660
541	1	2024-12-02	SOUNTHERN OAK CAPITAL LLC	LWD	46700	4800	76660
25	1	2007-01-18	THOMAS JOHN O	LOC *	0	3060	80940
241	1	2005-04-15	THOMAS JOHN & JANET B	ISD	70000	2770	67000

Year	Land	Bldg	Total	Net Tax
2021	1250	21980	23230	614.04
2020	1250	21980	23230	997.58

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



210 S FRONT ST 45812

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level	Main	FRAME		1545	122020
Shingle	Subtotal				122020
	Roof	GABLE			
B 1 2 U A					
Plaster/Drywall	X		Fireplaces		2000
Panelled Wall	X		Air Conditioning		2630
Floor/Carpet	X		Extra Features		12320
Floor/Tile-Lino	X		Total Value		138970
Number of Rooms	5				
Bedrooms	3		PUB ELECTRIC		
Fireplace			PUB GAS		
Openings	1		PUB WATER		
Stacks	1		PRIV SEWER		
Central Heat	A		Neighborhood:		
FORCED AIR			Code:		2900
Central A/C	A		Dwl/Gar/NC%		.9200
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F	1545	Rate	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage	CB 0	20X24	480	C-	1964AV	125070	.40		69040
3 Garage		24X24	576	C	1973FR	11520	.70		3180
4 Shed	*PP	10X12	120	C	OLD/AV	13820	.65		4450
					2003AV	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		63.00	175	108	70	76	4790	4790	