MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440029.0000 RES
I22 2026

sale

2023 THOMAS JOHN O	2007-01-18	
2024 THOMAS JOHN O	2007-01-18	
2025 SOUTHERN OAK CAPITAL	2024-12-02	
2026 SOUTHERN OAK CAPITAL LL	2024-12-02 L A S PT 9-10	
210 S FRONT ST	1WD	
	$46,700	
ALGER OH 45812		

2027 VARGAS CID JAZMIN L	2025-10-22	
210 S FRONT ST	1WD	
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%	4800	4800	4800	4800		4800	5490	5480
Bldg100%	76660	76660	76660	76660		76660	104170	104170
Totl100%	81460t	81460t	81460t	81460t		81460t	109660t	109650t
Cauv100%								
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	1920	1920
Bldg 35%	26830	26830	26830	26830		26830	36460	36460
Totl 35%	28510t	28510t	28510t	28510t		28510t	38380t	38380t
Hmstd35%	26960							
Owner Oc	24.02	22.84						
Hmstd RB	339.26	351.74						
Net Tax	716.86	672.82	1045.96	1045.96	1045.96			
Sp-Asmnt	124.58	142.67	142.67	142.67				

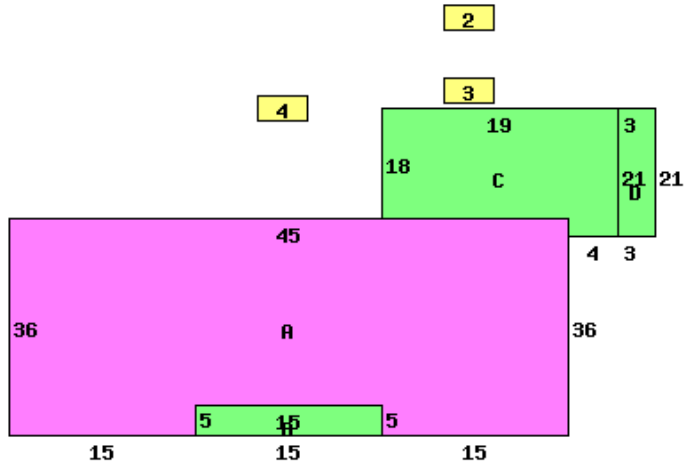
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1545		a	*MAIN
	RFX	P		75	750	b	PORCH
	OFP	P		354	10620	c	PORCH
	WDD	P		63	950	d	PORCH

#: 68 L/W
294400680000

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

Year	Land	Bldg	Total	Net Tax
2022	1250	21980	23230	581.68
2021	1250	21980	23230	614.04

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 Sq-Ft	Value
Story Height 1					
Floor Level	Main	FRAME		1545	122020
	Subtotal				122020
Shingle	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	
		PUB GAS	
Fireplace		PUB WATER	
Openings	1	PRIV SEWER	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2900
Central A/C	A	Dwl/Gar/NC%	1.2500
Plumbing			
Standard	1		

	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		1545		C-	1964AV	125070	.40		93800
2	Garage	CB 0	20X24	480		C	1973FR	11520	.70		4320
3	Garage		24X24	576		C	OLD/AV	13820	.65		6050
4	Shed	*PP	10X12	120			2003AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		63.00	175	108	81	87	5480	5480

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

29-440029.0000-v082020R