MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440046.0000 RES
I43 2026

sale

2023 FREYTAG BROCK A & SHA	2021-02-19	
2024 FREYTAG BROCK A & SHA	2021-02-19	
2025 FREYTAG BROCK A & SHA	2021-02-19	
2026 FREYTAG BROCK A & SHAWN	2021-02-19	BREWERS 12
107 BELMONT	3SD	SEE 29-440046.01 FOR REST
	$85,000	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	520	520	520	520	0	520	520	520
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	32910	32910	32910	32910		32910	44710	44720
Totl100%	36430t	36430t	36430t	36430t		36430t	48770t	48770t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	11520	11520	11520	11520		11520	15650	15650
Totl 35%	12750t	12750t	12750t	12750t		12750t	17070t	17070t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	483.06	468.42	467.76	467.76	467.76			
Sp-Asmnt	125.59	131.63	90.47	90.47				

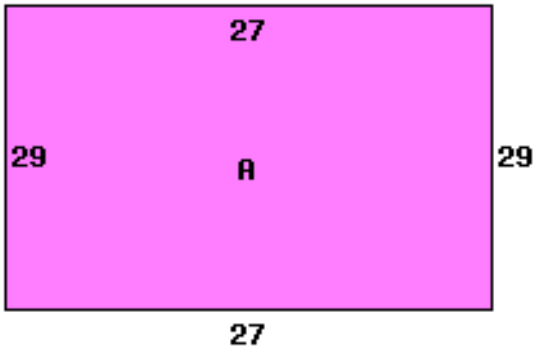
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		783	a	*MAIN

$117 month with water & trash

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
53	3	2021-02-19	FREYTAG BROCK A & SHAWNA	3SD	85000	2630	15430
122	5	2006-03-03	SHIRK RICHARD R & ANGELA	5WD	32000	1970	14370
722	1	1988-09-01		1WD	15000	0	9510

Year	Land	Bldg	Total	Net Tax
2022	920	5400	6320	260.10
2021	920	5400	6320	274.58

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			



107 BELMONT ST FRONT 45812

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	783	95680
	Subtotal			95680
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	1 /	Extra Living Units	3500
Floor/Carpet	X		Heating	-910
Floor/Tile-Lino	L		Total Value	98270
Number of Rooms	4			
Bedrooms	2		PUB ELECTRIC	
			PUB GAS	
Plumbing			PUB WATER	
Standard	1		PRIV SEWER	
			PUB ALLEY	
			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		783		D	OLD/FR	78620	.65	.35	22360
2	DWELLING	1	F/C		783		D	OLD/FR	78620	.65	.35	22360

	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:
Call Back:

Sign: PSN Date: 2015-07-14 Lister:
Sign: DLW Date: 2009-12-29 Lister:

29-440046.0000-v082020R

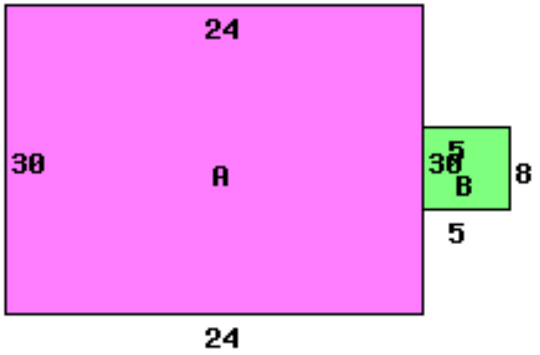
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CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
	OFP	P		40	1200	b	PORCH



107 BELMONT ST REAR 45812

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	720	90500
	Subtotal			90500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Living Units	3500
Floor/Tile-Lino	L	Heating	-890
Number of Rooms	4	Extra Features	1200
Bedrooms	2	Total Value	94310

Plumbing
Standard 1

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2	DWELLING	1 F/C		783		D	OLD/FR	78620	.65	.35	22360

Call Back: - - - - Sign: Date: Lister: 29-440046.0000-v082020R