MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450002.0000 COM
E03 2026

sale

2023 HANSON FUNERAL HOME I
2024 HANSON FUNERAL HOME I
2025 HANSON FUNERAL HOME I
2026 HANSON FUNERAL HOME INC SHADLEYS 1ST PT OL 1
701 N FRONT ST
$0
ALGER OH 45812

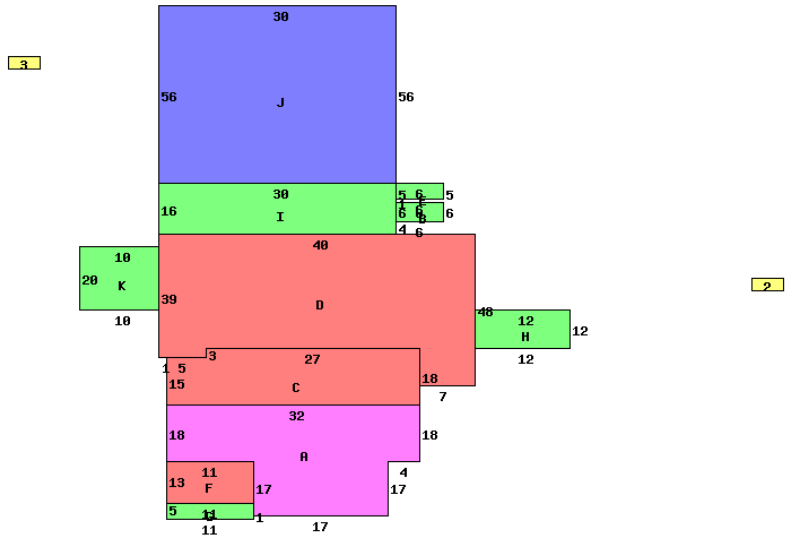
Eff Rate: – 48.27 — 46.99 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	441	441	441	441	441	441	441
Acres							
Land100%	15570	15570	15570	15570	15570	18710	18700
Bldg100%	144110	144110	144110	144110	144110	172940	172950
Totl100%	159690t	159690t	159690t	159690t	159690t	191660t	191650t
Cauv100%							
Tax Value:							
Land 35%	5450	5450	5450	5450	5450	6550	6550
Bldg 35%	50440	50440	50440	50440	50440	60530	60530
Totl 35%	55890t	55890t	55890t	55890t	55890t	67080t	67080t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2697.66	2626.02	2644.50	2644.50			
Sp-Asmnt	430.05	460.46	465.00	465.00			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		865		a	*MAIN
	OFP	P		36	1080	b	PORCH
1H	F/C	A		561		c	ADDTN
1	F/C	A		1542		d	ADDTN
	OFP	P		30	900	e	PORCH
1	F/C	A		143		f	ADDTN
	OFP	P		55	1650	g	PORCH
	OFP	P		144	4320	h	PORCH
	EFP	P		480	19200	i	PORCH
	F4	G		1680	40320	j	GRAGE
	STP	P		200	800	k	PORCH

Year	Land	Bldg	Total	Net Tax
2022	8590	51460	60050	2667.84
2021	8590	51460	60050	2781.78

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		
910	COTTONWOOD CONSERVANCY	XA/2025		



701 N FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	3111	189150
	Part Upper	FRAME	561	28430
	Qtr Story	FRAME	865	3560
	Basement		216	4420
	Subtotal			225560
Shingle	Roof	HIP		

	B	1	2	U	A	
Plaster/Drywall		X		X	X	865 sq ft
Panelled Wall		X		X	X	
Unfinished Wall	X					
Floor/Pine		X		X	X	
Floor/Carpet		X		X	X	
Number of Rooms		9	2			
Bedrooms		5				
Central Heat	A					
HOT WATER						
Central A/C	A					
Plumbing						
Standard	1					
Extra 2 Fixture	2					

Attic Finish	13830
Air Conditioning	7890
Plumbing	2800
Garages and Carports	40320
Extra Features	27950
Total Value	318350
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	FUNERAL	BAF		3111	134.64	C	OLD/GD	418870	.60		167550
2	Paving			15000	1.80	C	1970AV	27000	.80		5400
3	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		190.00	252	117	70	82	15580	18700

Call Back: Sign: PSN Date: 2015-07-13 Lister: