MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450045.0000 RES
C02 2026

## sale

| | | |
|---|---|---|
| 2023 MOLANDS WALTER | 2018-04-18 | |
| 2024 MOLANDS WALTER | 2018-04-18 | |
| 2025 MOLANDS WALTER | 2018-04-18 | |
| 2026 MOLANDS WALTER | 2018-04-18 | NEUBERTS 1ST 14 |
| 406 MAIN ST | 1WD | SEE 29-450045.0100 FOR |
| | $16,500 | REST OF SPECIAL ASSESSMEN |
| ALGER OH 45812 | | |

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

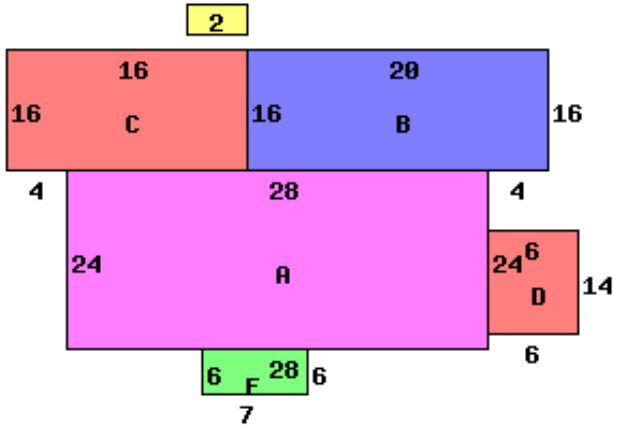
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 3510 | 3510 | 3510 | 3510 | | 3510 | 4060 | 4050 |
| Bldg100% | 40430 | 40430 | 40430 | 40430 | | 40430 | 54940 | 54930 |
| Totl100% | 43940t | 43940t | 43940t | 43940t | | 43940t | 59000t | 58980t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1230 | 1230 | 1230 | 1230 | | 1230 | 1420 | 1420 |
| Bldg 35% | 14150 | 14150 | 14150 | 14150 | | 14150 | 19230 | 19230 |
| Totl 35% | 15380t | 15380t | 15380t | 15380t | | 15380t | 20650t | 20640t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 582.70 | 565.04 | 564.26 | 564.26 | 564.26 | | | |
| Sp-Asmnt | 93.79 | 107.88 | 87.90 | 87.90 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | B/C | M | | 672 | | a | *MAIN |
| | CAR1 | G | | 320 | 2480 | b | GRAGE |
| 1 | F/C | A | | 256 | | c | ADDTN |
| 1 | F/C | A | | 84 | | d | ADDTN |
| | OFP | P | | 42 | 1260 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 162 | 1 | 2018-04-18 | MOLANDS WALTER | 1WD | | 16500 | 2510 | 36490 |
| 154 | 1 | 2017-04-06 | 3 NORTH RIDGE LLC | 1WD | | 15000 | 3260 | 26600 |
| 373 | 1 | 2014-08-28 | MEDALLION INVESTMENT GROU | 1WD | | 13500 | 3260 | 30740 |
| 272 | 1 | 2014-06-26 | TEMPLETON BRIDGET | 1WD | * | 17000 | 3260 | 30740 |
| 508 | 1 | 1995-06-07 | STANLEY HARVEY & SONDRA | FD | | 32000 | 4000 | 21110 |
| 892 | 1 | 1991-11-01 | | 1UN | * | 0 | 0 | 22910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 920 | 11910 | 12830 | 528.00 |
| 2021 | 920 | 11910 | 12830 | 557.40 |

| 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 | | | |




406 MAIN ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | BRICK | 1012 | 108630 |
| | Subtotal | | | 108630 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Heating | -1280 |
| Panelled Wall | X | Plumbing | -3800 |
| Floor/Hardwood | X | Garages and Carports | 2480 |
| Floor/Carpet | X | Extra Features | 1260 |
| Number of Rooms | 5 | Total Value | 107290 |
| Bedrooms | 2 | | |
| | | PUB PAVED ST/RD | |
| | | PUB SIDEWALK | |
| | | 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 B/C | | 1012 | | D+ | OLD/AV | 91200 | .55 | | 51300 |
| 2 | Garage | | 18X24 | 432 | | D | 1986AV | 8290 | .65 | | 3630 |

| | 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: Sign: PSN Date: 2018-05-30 Lister: