

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450047.0000
F16

RES
2025

sale

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

2022 HUNT JOHN P & LORI L	2010-10-15
2023 HUNT JOHN P & LORI L	2010-10-15
2024 HUNT JOHN P & LORI L	2010-10-15
2025 HUNT JOHN P & LORI L	2010-10-15
407 MAIN ST	2010-10-15 NEUBERTS 1ST 8
	1SD
ALGER OH 45812	\$0

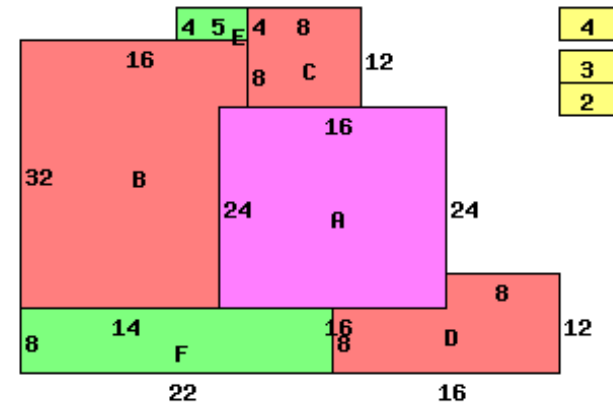
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	41000	47540	47540	47540	47550
Totl100%	43630t	51060t	51060t	51060t	51050t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	14350	16640	16640	16640	16640
Totl 35%	15270t	17870t	17870t	17870t	17870t
Hmstd35%					
Owner Oc	16.36	15.92	15.14	15.14	
Hmstd RB					
Net Tax	612.06	661.12	641.38	640.46	
Sp-Asmnt	94.38	101.20	116.93	96.95	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	
1H	F/C	M		384		a *MAIN
1	F/C	A		464		b ADDTN
1	F/C	A		96		c ADDTN
1	F/C	A		160		d ADDTN
	CAN	P		20	160	e PORCH
	DK	P		176	2640	f PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
399	1	2010-10-15	HUNT JOHN P & LORI L	1SD *	0	4200	35740
1232	1	1995-12-15	HUNT JOHN P	1WD *	20000	4000	20200
849	0	1986-10-14			29297	0	21510

Year	Land	Bldg	Total	Net Tax
2021	920	14350	15270	646.10
2020	920	14350	15270	654.82

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



407 MAIN ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
	Main	FRAME
	1104	101890
	Part Upper	FRAME
	384	21730
	Subtotal	123620
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	X
Floor/Hardwood	X	X
Floor/Pine	X	X
Number of Rooms	3	2
Bedrooms		2
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
	Extra Features	2800
	Total Value	126420
	PUB PAVED ST/RD	
	PUB SIDEWALK	
	Neighborhood:	
	Code:	2900
	Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C		Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		18X24	432	D+	107460	.55		44490
3 Lean-To	*SV		0	C	1966FR	.70		2860
4 Shed	*PP	10X14	140	OLD/AV	200			200
				OLD/FR	0			0
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
	50.00	150	100	70	70	3500	3500	