

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450049.0000
B32

RES
2025

sale

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

2022 OLIVIER VINCENT ETAL	2015-05-29
2023 OLIVIER VINCENT ETAL	2015-05-29
2024 OLIVIER VINCENT ETAL	2015-05-29
2025 OLIVIER VINCENT ETAL	2015-05-29
403 MAIN ST	NEUBERTS 1ST 6
	LWD
ALGER OH 45812	\$4,350

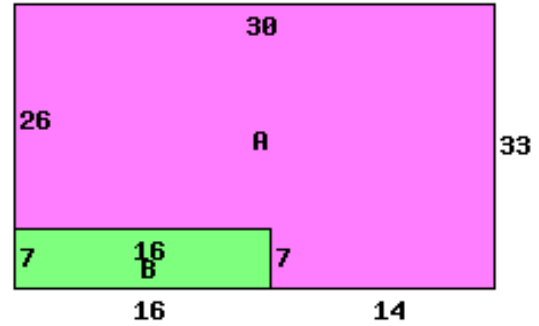
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	19710	28340	28340	28340	28340
Totl100%	22340t	31860t	31860t	31860t	31840t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	6900	9920	9920	9920	9920
Totl 35%	7820t	11150t	11150t	11150t	11140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	321.82	422.44	409.64	409.08	
Sp-Asmnt	48.98	58.98	72.56	73.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M	P	878	3360	b	PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
261	1	2015-05-29	OLIVIER VINCENT ETAL	LWD *	4350	3260	18200
153	1	2012-04-23	FRY TRUMAN D	LQC *	0	3260	20890
632	1	2004-10-05	FRY TRUMAN D	LWD *	10000	3600	9060
401	5	2003-08-29	STONE ELWOOD & SANDRA S	SSD *	0	3600	9060
234	1	2001-06-05	STONE ELWOOD	LQC *	0	3600	7800
134	1	2001-03-22	STONE ELWOOD & ANTOINETT	LWD *	16500	3600	7800
991	1	1990-12-07		LUN *	6500	0	10400
486	0	1986-06-27		LUN *	10000	0	10000

Year	Land	Bldg	Total	Net Tax
2021	920	6900	7820	339.76
2020	920	6900	7820	344.32

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

3 2



403 MAIN ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level		878	100070
Metal			100070
Plaster/Drywall	X		-1000
Panelled Wall	X		3360
Floor/Pine	X		102430
Floor/Carpet	X		
Number of Rooms	4		
Bedrooms	2		
Plumbing			
Standard	1		2900
			.9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Rate	Grade	Cond	Dpr	Dpr	Value
2 Shed	*SV		216	D+	OLD/FR	.65		28040
3 SHED ATT	*SV		72		OLD/PR			200
					OLD/PR			100
front lot		effective	depth	depth	actual	effective	extended	true
	acres/	frontage	frontage	factor	rate	rate	value	value
		50.00	150	100	70	70	3500	3500