MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450052.0000 RES
B28 2026

sale

2023 LEE JAMES G & MALISSA	2003-05-15	
2024 LEE JAMES G & MALISSA	2003-05-15	
2025 LEE JAMES G & MALISSA	2003-05-15	
2026 LEE JAMES G & MALISSA S	2003-05-15	NEUBERTS 1ST 1
301 N MAIN ST	1WD	
	$60,000	
ALGER OH 45812		

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

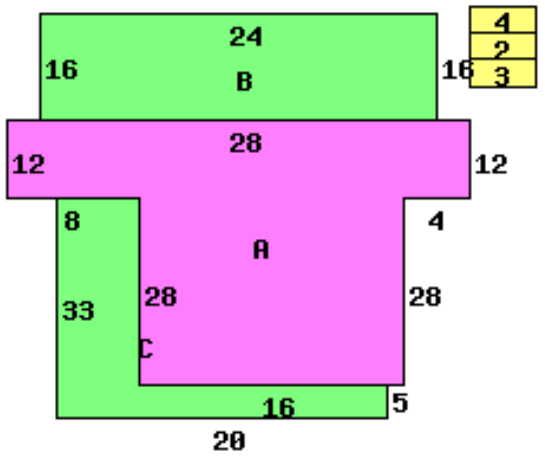
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	66860	66860	66860	66860		66860	90460	90470
Totl100%	70370t	70370t	70370t	70370t		70370t	94510t	94520t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	23400	23400	23400	23400		23400	31660	31660
Totl 35%	24630t	24630t	24630t	24630t		24630t	33080t	33080t
Hmstd35%			24260	24260		24260	32710	
Owner Oc	21.94	20.88	20.56	20.56	20.56	hmstd 1230 l	23030 b	
Hmstd RB								
Net Tax	911.22	883.96	883.04	883.04	883.04			
Sp-Asmnt	100.14	120.52	121.12	121.12				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		784		a	*MAIN
	EFP	P		384	15360	b	PORCH
	OFP	P		240	7200	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
243	1	2003-05-15	LEE JAMES G & MALISSA S	1WD	60000	3600	32400
226	1	2000-04-26	ROOSE LARRY R & BEVERLY	1WD	10000	3600	27800
717	1	1999-11-30	FEDERAL NATIONAL MORTGAG	1SD	25000	3600	27800
580	1	1995-06-29	CURRENCE JOHN E & PEGGY	WD	35500	4000	21910
916	1	1991-11-08		1WD	25000	0	24600

Year	Land	Bldg	Total	Net Tax
2022	920	17990	18910	757.94
2021	920	17990	18910	800.14

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			



301 N MAIN ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	784	95800
	Part Upper	FRAME	784	42590
	Subtotal			138390
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		X	X		
Number of Rooms	1	4	4		
Bedrooms			4		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	2820
Extra Features	22560
Total Value	163770
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	1T F		1568		C-	OLD/AV	147390	.55		82910
2	Garage		24X30	720		C	1967FR	17280	.70		6480
3	P	PAT	8X20	160		C	2003FR	480	.55		220
4	Lean-To		10X30	300		D	2004FR	1920	.55		860

	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: 2015-07-09 Lister:

29-450052.0000-v082020R