

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450054.0000
C52

RES
2025

sale

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

2022 CAREY BRANDON C & MYR	2021-08-11
2023 CAREY BRANDON C & MYR	2021-08-11
2024 CAREY BRANDON C & MYR	2021-08-11
2025 ZELLER JADE L	2024-09-24 NEUBERTS 1ST 17
308 MAIN ST	LWD
ALGER OH 45812	\$164,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2630	3510	3510	3510	3500
Land100%	67400	84800	84800	84800	84790
Bldg100%	70030t	88310t	88310t	88310t	88290t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	23590	29680	29680	29680	29680
Totl 35%	24510t	30910t	30910t	30910t	30900t
Hmstd35%					
Owner Oc	26.26	27.54	26.20		
Hmstd RB					
Net Tax	982.40	1143.54	1109.38	1134.00	
Sp-Asmnt	122.67	140.89	162.72	142.74	

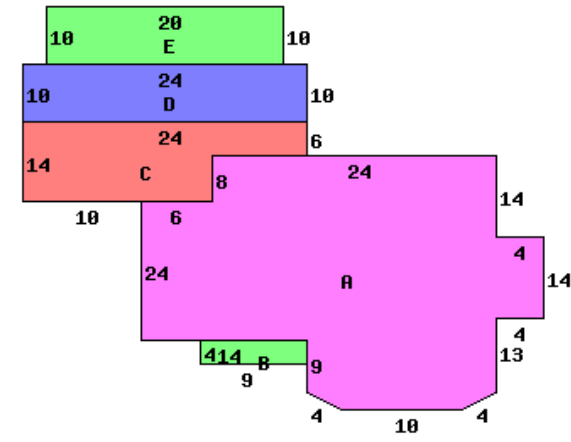
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		1151			
	STP	P		36	140	b	PORCH
1	F/C	A		272		c	ADDTN
	F	G		240	5760	d	GRAGE
	PAT	P		200	600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
410	1	2024-09-24	ZELLER JADE L	LWD	164900	3510	84800
429	1	2024-09-24	CAREY BRANDON C	LQC *	0	3510	84800
405	1	2021-08-11	CAREY BRANDON C & MYRA EL	LSD	112500	2630	67400
185	1	2019-05-10	DANIELS SHELLEY M	LWD	87900	2510	54540
595	1	2013-12-11	WEST ADAM R	L	70000	3260	62630
630	1	2006-10-16	RISNER JACQUELINE	LED	70800	3970	66060
222	1	2003-05-06	HOWARD MAUDIE	LWD	57000	3600	65140
153	1	2001-04-05	PFOFF DONALD L & DEBRA L	LCT *	0	3600	55830
265	1	1998-06-09	PFOFF HELEN M	LCT *	0	4000	54570

Year	Land	Bldg	Total	Net Tax
2021	920	23590	24510	1037.10
2020	920	23590	24510	1051.06

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
176 BRANSTETTER - SCIOTO			
502 *ALGER LIGHTS			
500 HARDIN COUNTY LANDFILL			
910 COTTONWOOD CONSERVANCY			

2



308 MAIN ST 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1423 112500
	Full Upper	FRAME	1151 61250
	Subtotal		173750
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	4540
Panelled Wall	X	Plumbing	1400
Floor/Hardwood	X X	Garages and Carports	5760
Number of Rooms	5 3	Extra Features	740
Bedrooms	3	Total Value	186190
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		PUB SIDEWALK	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2900
Extra 2 Fixture	1	Dwl/Gar/NC%	.9200

Bldg Type	1 DWELLING	SHB+Cons	2 F/C	DixHt	6X8	Area	2574	Unit Rate	48	Grade	C+	Blt/Renov	OLD/AV	Replace Value	204810	Phy Dpr	.55	Fnc Dpr <td></td> <th>True Value</th> <td>84790</td>		True Value	84790
2 Shed	*PP												OLD/	0						0	
front lot		acres/ frontage	50.00	effective frontage	150	depth	100	actual factor	70	effective rate	70	extended value	3500	true value	3500						