MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450054.0000 RES
C52 2026

sale

2023 CAREY BRANDON C & MYR	2021-08-11	
2024 CAREY BRANDON C & MYR	2021-08-11	
2025 ZELLER JADE L	2024-09-24	
2026 ZELLER JADE L	2024-09-24	NEUBERTS 1ST 17
308 MAIN ST	1WD	
	$164,900	
ALGER OH 45812		

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

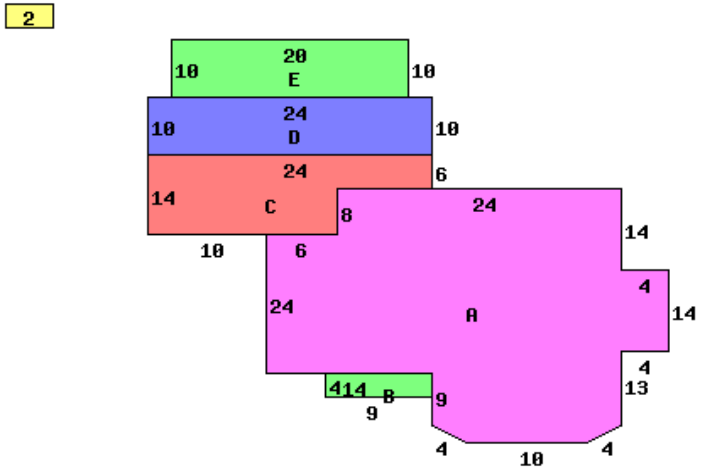
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	84800	84800	84800	84800		84800	115200	115210
Totl100%	88310t	88310t	88310t	88310t		88310t	119260t	119260t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	29680	29680	29680	29680		29680	40320	40320
Totl 35%	30910t	30910t	30910t	30910t		30910t	41740t	41740t
Hmstd35%								
Owner Oc	27.54	26.20						
Hmstd RB								
Net Tax	1143.54	1109.38	1134.00	1134.00	1134.00			
Sp-Asmnt	140.89	162.72	142.74	142.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1151		a	*MAIN
	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	1WD		164900	3510	84800
429	1	2024-09-24	CAREY BRANDON C	1QC	*	0	3510	84800
405	1	2021-08-11	CAREY BRANDON C & MYRA EL	1SD		112500	2630	67400
185	1	2019-05-10	DANIELS SHELLEY M	1WD		87900	2510	54540
595	1	2013-12-11	WEST ADAM R	1		70000	3260	62630
630	1	2006-10-16	RISNER JACQUELINE	1ED		70800	3970	66060
222	1	2003-05-06	HOWARD MAUDIE	1WD		57000	3600	65140
153	1	2001-04-05	PFOFF DONALD L & DEBRA L	1CT	*	0	3600	55830
265	1	1998-06-09	PFOFF HELEN M	1CT	*	0	4000	54570

Year	Land	Bldg	Total	Net Tax
2022	920	23590	24510	982.40
2021	920	23590	24510	1037.10

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			



308 MAIN ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1423	112500
	Full Upper	FRAME	1151	61250
	Subtotal			173750
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Hardwood		X	X		
Number of Rooms		5	3		
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Air Conditioning	4540	
Plumbing	1400	
Garages and Carports	5760	
Extra Features	740	
Total Value	186190	
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	2 F/C		2574		C+	OLD/AV	204810	.55		115210
2	Shed	*PP	6X8	48			OLD/	0			0

	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: 2015-07-10 Lister: 29-450054.0000-v082020R