

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450056.0000
C50

RES
2025

sale

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

2022 STEPHENS JOHN C	2017-10-06
2023 STEPHENS JOHN C	2017-10-06
2024 STEPHENS JOHN C	2017-10-06
2025 STEPHENS JOHN C	2017-10-06
305 ANGLE ST	NEUBERTS 1ST 19
	3WD SEE PCL 29-450056.01 FOR
ALGER OH 45812	REST OF SPECIAL ASSESMEN
	\$28,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	500	500	500	500	500	500
Acres						
Land100%	2430	3200	3200	3200	3200	3200
Bldg100%				0		
Totl100%	2430t	3200t	3200t	3200t	3200t	3200t
Cauvl00%						
Tax Value:						
Land 35%	850	1120	1120	1120	1120	1120
Bldg 35%						0
Totl 35%	850t	1120t	1120t	1120t	1120t	1120t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	35.00	42.42	41.14	41.08	41.08	
Sp-Asmnt	32.15	31.98	39.53	19.55		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
497	3	2017-10-06	STEPHENS JOHN C	3WD	28000	2940	0
379	3	2006-06-15	LAWARRE PATRICIA J & MIC	3WD	27000	2540	0
370	2	2004-06-29	MCLANE JEFFREY D	2WD	17000	2310	12460
153	2	2004-03-26	LIBERTY NATIONAL BANK	2SH	17000	2310	12460
363	1	2001-07-24	SHELDON GERRICK A & GENE	1WD	11700	2260	10660
117	1	2001-03-08	SHELDON GERRICK & JENNIFE	1WD	11700	2260	10660
116	1	2001-03-08	FRY TRUMAN	1WD	3750	2260	10660
719	1	2000-12-13	OCWEN FEDERAL BANK FSB	1DD	9200	2260	10660
626	1	1997-10-21	GRACIE ROBERT L	1WD	15000	2510	7170
140	10	1996-04-10	HAPNER RAYMOND O	CT *	0	2510	7200
621	1	1992-07-02		1WD	10000	0	10430
615	1	1992-07-01		1UN *	0	0	10430

Year	Land	Bldg	Total	Net Tax
2021	850	0	850	36.92
2020	850	0	850	37.44

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
176 BRANSTETTER - SCIOTO				XA/2025
502 *ALGER LIGHTS				XV/2025
910 COTTONWOOD CONSERVANCY				XA/2025

305 ANGLER ST 45812

PUB PAVED ST/RD
PUB ALLEY
Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.00	125	91	70	64	3200	3200

Call Back: Sign: PSN Date: 2015-07-10 Lister: 29-450056.0000-v082020R