MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450056.0000 RES
C50 2026

sale

2023 STEPHENS JOHN C	2017-10-06	
2024 STEPHENS JOHN C	2017-10-06	
2025 STEPHENS JOHN C	2017-10-06	
2026 STEPHENS JOHN C	2017-10-06	NEUBERTS 1ST 19
305 ANGLE ST	3WD	SEE PCL 29-450056.01 FOR
	$28,000	REST OF SPECIAL ASSESSMEN
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	500	500	500	500	0	500	500	500
Acres								
Land100%	3200	3200	3200	3200		3200	3710	3700
Bldg100%				0				
Totl100%	3200t	3200t	3200t	3200t		3200t	3710t	3700t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	1120	1120		1120	1300	1300
Bldg 35%								0
Totl 35%	1120t	1120t	1120t	1120t		1120t	1300t	1300t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	42.42	41.14	41.08	41.08	41.08			
Sp-Asmnt	31.98	39.53	19.55	19.55				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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 GERALD & 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
2022	850	0	850	35.00
2021	850	0	850	36.92

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% 1.2500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	125	91	81	74	3700	3700

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