MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450062.0000 RES
C33 2026

sale

2023 MCCLAREN KENNETH D &	2002-12-31	
2024 MCCLAREN KENNETH D &	2002-12-31	
2025 MCCLAREN KENNETH D &	2002-12-31	
2026 MCCLAREN KENNETH D & JE	2002-12-31	HUSTONS 2ND 1
301 FRONT ST	1WD	SEE PCL 29-450062.01 FOR
	$27,000	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	510	510	510	510	0	510	510	510
Acres								
Land100%	3000	3000	3000	3000		3000	3510	3500
Bldg100%	56260	56260	56260	56260		56260	76460	76450
Totl100%	59260t	59260t	59260t	59260t		59260t	79970t	79950t
Cauv100%								
Tax Value:								
Land 35%	1050	1050	1050	1050		1050	1230	1230
Bldg 35%	19690	19690	19690	19690		19690	26760	26760
Totl 35%	20740t	20740t	20740t	20740t		20740t	27990t	27980t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	785.78	761.94	760.88	760.88	760.88			
Sp-Asmnt	109.74	126.80	106.75	106.75				

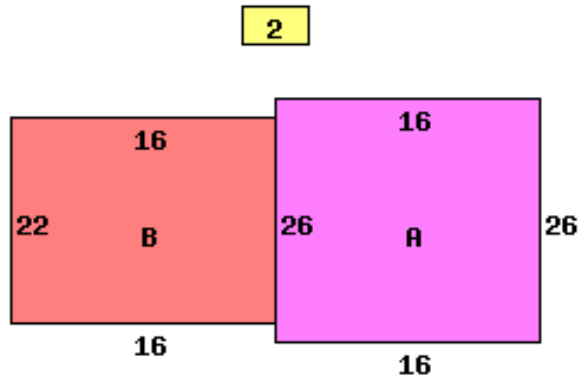
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1T	F/C	M		416	a	*MAIN
1	F/C	A		352	b	ADDTN

L/C CHAD R VAN VOORHIS 1-30-2013 $35,000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
704	1	2002-12-31	MCCLAREN KENNETH D & JEN	1WD	27000	2540	14460
703	1	2002-12-31	HOME SAVINGS & LOAN CO T	1DD	20000	2540	14460
313	1	1997-06-03	WAUGHTEL AMY KATHLENE	1WD	12000	2800	7340
140	10	1996-04-10	HAPNER RAYMOND O	CT *	0	2800	7710

Year	Land	Bldg	Total	Net Tax
2022	790	14420	15210	625.94
2021	790	14420	15210	660.80

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 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	768	93840
	Part Upper	FRAME	416	27560
	Subtotal			121400
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Floor/Carpet		X	X		
Number of Rooms		2	2		
Bedrooms			2		
Plumbing					
Standard		1			

Heating	-1480
Total Value	119920
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/C		1184		D+	OLD/GD	101930	.40		76450
2	Shed	*NV 0	10X14	140			OLD/PR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	113	86	81	70	3500	3500

Call Back: Sign: PSN Date: 2015-07-10 Lister:

29-450062.0000-v082020R