

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450062.0000
C33

RES
2025

sale

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

2022 MCCLAREN KENNETH D &	2002-12-31	
2023 MCCLAREN KENNETH D &	2002-12-31	
2024 MCCLAREN KENNETH D &	2002-12-31	
2025 MCCLAREN KENNETH D & JE	2002-12-31	HUSTONS 2ND 1
301 FRONT ST	1WD	SEE PCL 29-450062.01 FOR
ALGER OH 45812	\$27,000	REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2260	3000	3000	3000	3000
Bldg100%	41200	56260	56260	56260	56270
Totl100%	43460t	59260t	59260t	59260t	59270t
Cauvl00%					
Tax Value:					
Land 35%	790	1050	1050	1050	1050
Bldg 35%	14420	19690	19690	19690	19690
Totl 35%	15210t	20740t	20740t	20740t	20740t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	625.94	785.78	761.94	760.88	
Sp-Asmnt	94.14	109.74	126.80	106.75	

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

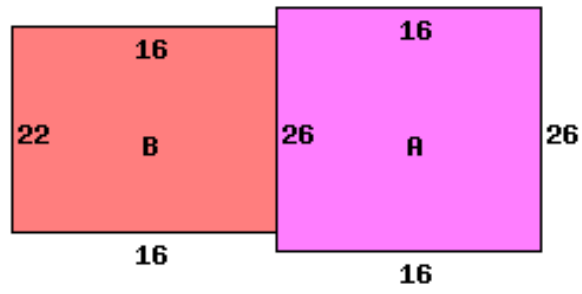
L/C CHAD R VAN VOORHIS 1-30-2013 \$35,000

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
2021	790	14420	15210	660.80
2020	790	14420	15210	669.70

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

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301 FRONT ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	Main	FRAME 768 93840
	Part Upper	FRAME 416 27560
	Subtotal	121400
Shingle	Roof	GABLE
Plaster/Drywall	X X	Heating -1480
Floor/Carpet	X X	Total Value 119920
Number of Rooms	2 2	
Bedrooms	2	PUB PAVED ST/RD
		PUB SIDEWALK
Plumbing Standard	1	Neighborhood: Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LT F/C				Cond	Value	.40		56270
2 Shed	*NV 0	10X14	140		OLD/GD	101930			0
					OLD/PR	0			
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
	50.00	113	86	70	60	3000	3000		