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 | | | | |

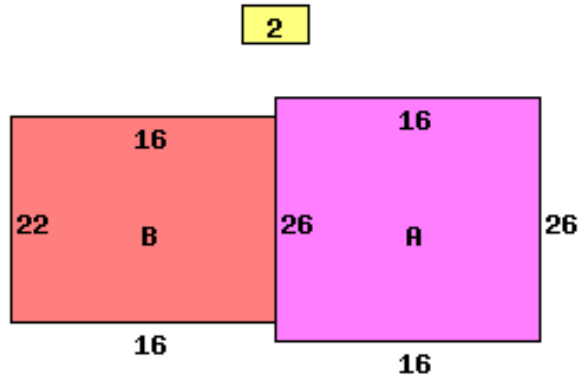
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | |
|---|---|---|---|---|---|---|
| 1T | F/C | M | | 416 | a | *MAIN |
| 1 | F/C | A | | 352 | b | ADDTN |

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