

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-450069.0000
C54

RES
2025

sale

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

2022	ESPINOZA NATALIE NICO	2020-03-05	
2023	ESPINOZA NATALIE NICO	2020-03-05	
2024	ESPINOZA NATALIE NICO	2020-03-05	
2025	ESPINOZA NATALIE NICOLE	2020-03-05	HUSTONS 2ND 14
	304 MAIN ST	LWD	
	ALGER OH 45812	\$15,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1830	2460	2460	2460	2450
Bldg100%	17170	19830	19830	19830	19830
Totl100%	19000t	22290t	22290t	22290t	22280t
Cauv100%					

2026	WATKINS RALPH & KATHY	2025-11-03	
	304 N MAIN ST	1SD	
	ALGER OH 45812		

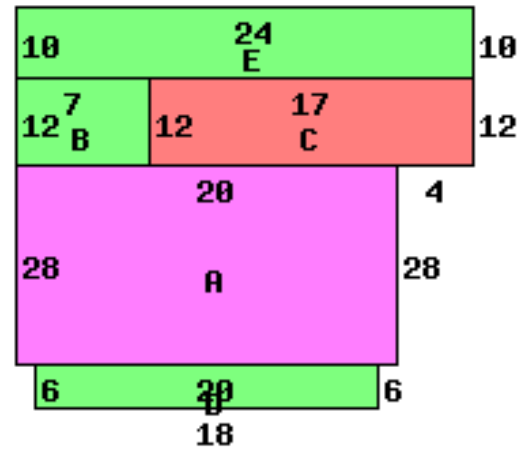
Tax Value:					
Land 35%	640	860	860	860	860
Bldg 35%	6010	6940	6940	6940	6940
Totl 35%	6650t	7800t	7800t	7800t	7800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	273.68	295.52	286.56	286.16	
Sp-Asmnt	67.93	70.40	81.12	61.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1Q	F/C	M		560			
	EFP	P		84	3360	b	PORCH
1	F/C	A		204		c	ADDTN
	EFP	P		108	4320	d	PORCH
	STP	P		240	960	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
493	1	2025-11-03	WATKINS RALPH & KATHY	1SD	24000	2460	19830
90	1	2020-03-05	ESPINOZA NATALIE NICOLE	C LWD	15000	1740	13910
199	1	2017-05-02	TRENT WADE A	LWD	5000	2290	21110
297	1	2014-07-11	CLARK STEVE & THERESA	1SD	12300	2290	30310
509	1	2012-11-15	KINDLE BARBARA	LWD	19000	2290	30310
120	1	2004-03-19	ADAMS TRACY	LWD *	0	2510	25800

Year	Land	Bldg	Total	Net Tax
2021	640	6010	6650	288.92
2020	640	6010	6650	292.80

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



304 MAIN ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1Q		Sq-Ft Value
Floor Level	Main	FRAME 764 93350
	Qtr Story	FRAME 560 9440
	Subtotal	102790
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Floor/Pine	X	X
Number of Rooms	5	2
Bedrooms	2	
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
		Extra Features 8640
		Total Value 111430
		PUB PAVED ST/RD
		PUB SIDEWALK
		Neighborhood:
		Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1Q F/C			D+	OLD/FR	.65	.35	19830
2 Shed	*PP	12X12	144		OLD/AV			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		35.00	150	100	70	2450	2450	