MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-530017.0000 RES
C14 2026

sale

2023 FRIDLEY RONALD	2012-11-15	
2024 FRIDLEY RONALD	2012-11-15	
2025 FRIDLEY RONALD	2012-11-15	
2026 FRIDLEY RONALD	2012-11-15	STEVENSONS ADDN PT 16 17
310 FRONT	2FD	
	$28,000	
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%	3770	3770	3770	3770		3770	4370	4370
Bldg100%	54630	54630	54630	54630		54630	74200	74210
Totl100%	58400t	58400t	58400t	58400t		58400t	78570t	78580t
Cauv100%								
Tax Value:								
Land 35%	1320	1320	1320	1320		1320	1530	1530
Bldg 35%	19120	19120	19120	19120		19120	25970	25970
Totl 35%	20440t	20440t	20440t	20440t		20440t	27500t	27500t
Hmstd35%								
Owner Oc	18.20	17.32	17.32	17.32	17.32			
Hmstd RB								
Net Tax	756.20	733.60	732.56	732.56	732.56			
Sp-Asmnt	92.44	108.16	108.76	108.76				

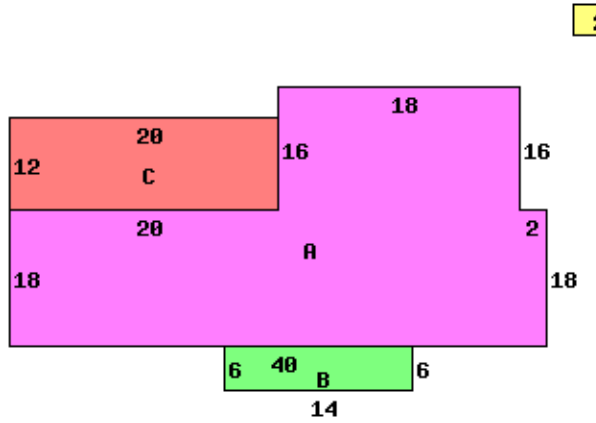
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	EFP	P		84	3360	b	PORCH
1	F/C	A		240		c	ADDTN

#: 16 L/W
2018 DUPLICATE COMBINED PARCELS
295300160000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
506	2	2012-11-15	FRIDLEY RONALD	1FD	28000	3260	44570

Year	Land	Bldg	Total	Net Tax
2022	990	16130	17120	686.22
2021	990	16130	17120	724.40

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			



310 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Subtotal			106850
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Air Conditioning	2230
Floor/Carpet	X	Extra Features	3360
Number of Rooms	4	Total Value	112440
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
		PUB WATER	
Floor/Wall	W A L L	PRIV SEWER	
Central A/C	A	PUB ALLEY	
Plumbing			
Standard	1	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	1 F/C		1248		C-	1950AV	101200	.55		56930
2	Garage		24X30	720		C	2017AV	17280	.20		17280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	150	100	81	81	4370	4370

Call Back: Sign: PSN Date: 2015-07-10 Lister: 29-530017.0000-v082020R