MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-530019.0000 RES
C16 2025

sale

2022	DONNAL LEONARD & CHRI	
2023	DONNAL LEONARD & CHRI	
2024	DONNAL CHRISTINA L	2023-03-03
2025	DONNAL CHRISTINA L	2023-03-03 STEVENSONS ADDN 19
	306 FRONT ST	2AF
		$0
	ALGER OH 45812	

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

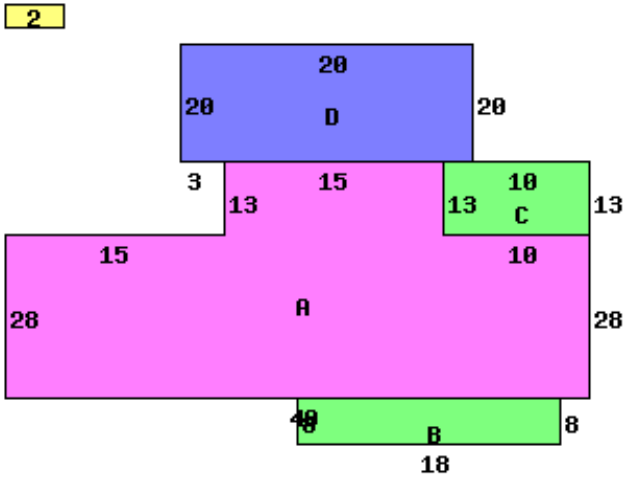
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	54060	62600	62600	62600	62590
Totl100%	56690t	66110t	66110t	66110t	66090t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	18920	21910	21910	21910	21910
Totl 35%	19840t	23140t	23140t	23140t	23130t
Hmstd35%					
Owner Oc	21.26	20.62	19.62	19.62	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	444.50	516.82	478.76	465.52	
Sp-Asmnt	108.37	117.29	135.27	115.29	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1315		a	*MAIN
	OFP	P		144	4320	b	PORCH
	CVP	P		130	2990	c	PORCH
	F2	G		400	9600	d	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
84	2	2023-03-03	DONNAL CHRISTINA L	2AF *	0	2630	54060

Year	Land	Bldg	Total	Net Tax
2021	920	18920	19840	469.22
2020	920	18920	19840	475.56

p r o j e c t		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			



306 FRONT ST 45812

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1315	105400
		105400

	DixHt		Unit		Blt/Renov	Replace	Phy	Fnc	True
Bldg Type	SHB+Cons	FtxFt	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
1 DWELLING	1 F/C		1315		C-	1950GD	113390	.40		62590
2 Shed	*PP	12X12	144			2003AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	70	70	3500	3500

B 1 2 U A

Panelled Wall	X	Air Conditioning	2280
Floor/Carpet	X	Plumbing	1400
Floor/Tile-Lino	X	Garages and Carports	9600
Number of Rooms	6	Extra Features	7310
Bedrooms	3	Total Value	125990
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB ALLEY	
Extra 2 Fixture	1		
		Neighborhood:	
		Code:	2900
		Dwl/Gar/NC%	.9200

Call Back: Sign: PSN Date: 2015-07-10 Lister: 29-530019.0000-v082020R