

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-530020.0000
C17

RES
2025

sale

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

2022	JOHNSON JAMES LAWRENC	2017-05-30	
2023	JOHNSON JAMES LAWRENC	2017-05-30	
2024	JOHNSON JAMES LAWRENC	2017-05-30	
2025	JOHNSON JAMES LAWRENC	2017-05-30	STEVENSONS ADDN 20
	304 FRONT ST		LWD
	ALGER OH 45812	\$46,000	

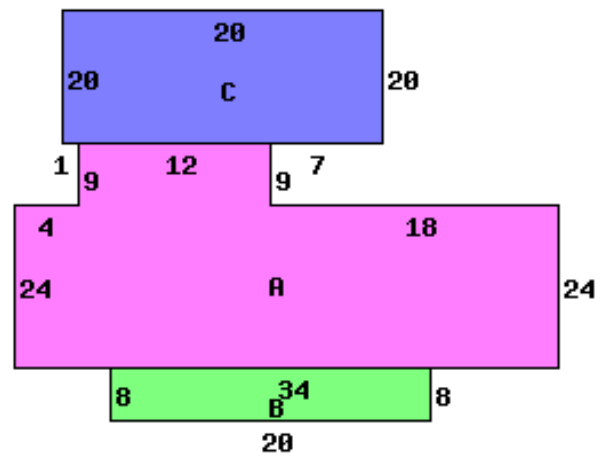
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	45770	43060	43060	43060	43070
Totl100%	48400t	46570t	46570t	46570t	46570t
Cauvl00%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	16020	15070	15070	15070	15070
Totl 35%	16940t	16300t	16300t	16300t	16300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	697.14	617.56	598.82	598.00	
Sp-Asmnt	99.46	96.56	111.12	91.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		924		a	*MAIN
	OFF	P		160	4800	b	PORCH
	F2	G		400	9600	c	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
245	1	2017-05-30	JOHNSON JAMES LAWRENCE	LWD	46000	3260	37970
576	1	2011-12-23	HILL CRAIG ALLEN & JODY A	1SD *	5500	3260	43830
356	1	2011-08-30	JARVIS SAMANTHA R	LWD *	6000	3460	36200
237	1	2011-06-20	OHIO INVESTMENTS LLC	1	0	3250	43830
241	1	2010-07-01	SECRETARY OF HOUSING & UR	1OC *	0	3460	36200
200	1	2010-05-10	BAC HOME LOANS SERVICING	1SH *	18334	3460	36200
726	1	2003-12-08	FREYTAG JEAN	LWD	39000	2940	28800
1121	1	1994-12-02	ROWE ESTLE & ROSIE	LWD *	14285	0	19910
156	1	1994-02-28	ROWE ESTLE & ROSIE	LWD	16000	0	19910
536	0	1988-07-18		*	14500	0	17430

Year	Land	Bldg	Total	Net Tax
2021	920	16020	16940	735.98
2020	920	16020	16940	745.88

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 FRONT ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1	Main	Sq-Ft Value
Floor Level	FRAME	924 101200
Metal	Subtotal	101200
	Roof	
	B 1 2 U A	
Plaster/Drywall	X	Garages and Carports 9600
Panelled Wall	X	Extra Features 4800
Floor/Hardwood	X	Total Value 115600
Floor/Carpets	X	
Number of Rooms	4	PUB ELECTRIC
Bedrooms	2	PUB GAS
		PUB WATER
Central Heat	A	PRIV SEWER
GAS		PUB ALLEY
Plumbing		
Standard	1	Neighborhood:
		Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Value
		924		C-	1950AV	104040	.55	43070
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	rate	rate	rate	value	value
		50.00	150	100	70	70	3500	3500