MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-530020.0000 RES
C17 2026

sale

2023	JOHNSON JAMES LAWRENC	2017-05-30
2024	JOHNSON JAMES LAWRENC	2017-05-30
2025	JOHNSON JAMES LAWRENC	2017-05-30
2026	JOHNSON JAMES LAWRENCE	2017-05-30 STEVENSONS ADDN 20
	304 FRONT ST	1WD
		$46,000
	ALGER OH 45812	

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

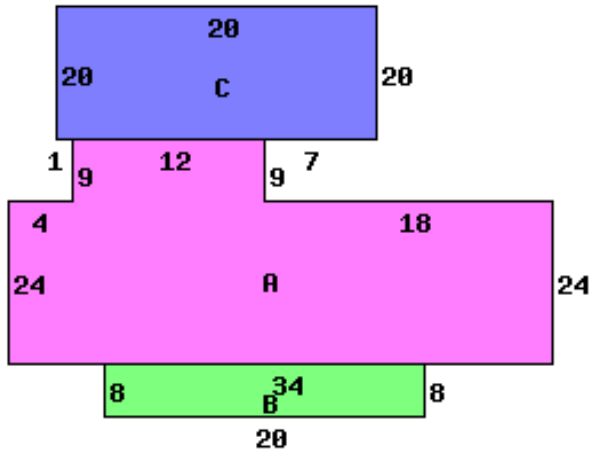
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	43060	43060	43060	43060		43060	58510	58520
Totl100%	46570t	46570t	46570t	46570t		46570t	62570t	62570t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	15070	15070	15070	15070		15070	20480	20480
Totl 35%	16300t	16300t	16300t	16300t		16300t	21900t	21900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	617.56	598.82	598.00	598.00	598.00			
Sp-Asmnt	96.56	111.12	91.14	91.14				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
245	1	2017-05-30	JOHNSON JAMES LAWRENCE	1WD		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	1WD	*	6000	3460	36200
237	1	2011-06-20	OHIO INVESTMENTS LLC	1	*	0	3250	43830
241	1	2010-07-01	SECRETARY OF HOUSING & UR	1QC	*	0	3460	36200
200	1	2010-05-10	BAC HOME LOANS SERVICING	1SH	*	18334	3460	36200
726	1	2003-12-08	FREYTAG JEAN	1WD		39000	2940	28800
1121	1	1994-12-02	ROWE ESTLE & ROSIE	1WD	*	14285	0	19910
156	1	1994-02-28	ROWE ESTLE & ROSIE	1WD		16000	0	19910
536	0	1988-07-18			*	14500	0	17430

Year	Land	Bldg	Total	Net Tax
2022	920	16020	16940	697.14
2021	920	16020	16940	735.98

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	924	101200
	Subtotal			101200
Metal	Roof	GABLE		

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/Carpet	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%	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		924		C-	1950AV	104040	.55		58520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-07-10 Lister:

29-530020.0000-v082020R