MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540002.0000 RES
H32 2025

sale

2022	SANDERS PHYLLIS E	1991-06-28
2023	SANDERS PHYLLIS E	1991-06-28
2024	SANDERS PHYLLIS E	1991-06-28
2025	SANDERS PHYLLIS E	1991-06-28 SMITH-ANKERMAN 11
	1004 FRONT	1UN
		$46,000
	ALGER OH 45812	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5260	5260	5260	5250
Bldg100%	47970	57400	57400	57400	57400
Totl100%	51910t	62660t	62660t	62660t	62650t
Cauv100%					
Tax Value:					
Land 35%	1380	1840	1840	1840	1840
Bldg 35%	16790	20090	20090	20090	20090
Totl 35%	18170t	21930t	21930t	21930t	21930t
Hmstd35%	18000	21760	21760	21760	
Owner Oc	19.28	19.38	18.44		
Hmstd RB	350.72	339.26	351.74		
Net Tax	377.76	472.22	435.48		
Sp-Asmnt	80.71	91.99	108.48		

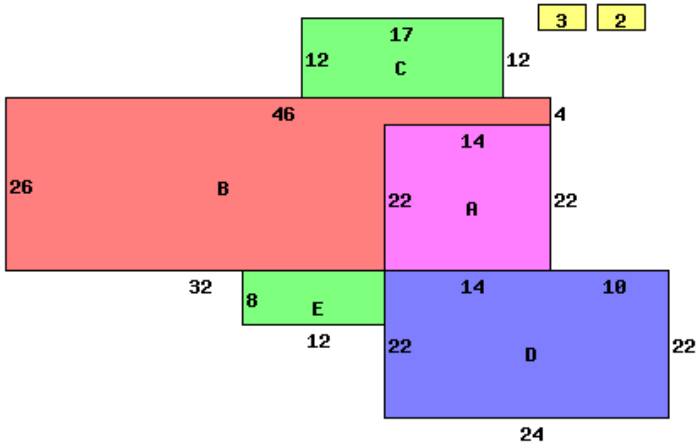
hmstd 1840 l 19920 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		308		a	*MAIN
1	F/C	A		888		b	ADDTN
	EFP	P		204	8160	c	PORCH
	F2	G		528	12670	d	GRAGE
	OFP	P		96	2880	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
511	1	1991-06-28		1UN *	46000	0	33310
187	1	1991-03-20		1UN *	0	0	33310

Year	Land	Bldg	Total	Net Tax
2021	1380	16790	18170	398.74
2020	1380	16790	18170	404.12

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	



1004 FRONT ST 45812

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1196	105950
		105950

B 1 2 U A

Plaster/Drywall	X
Floor/Hardwood	X
Number of Rooms	6
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Garages and Carports	12670
Extra Features	11040
Total Value	129660

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB ALLEY

Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200

	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		1196		C-	1959FR	116690	.47		56900
2	Shed	*SV 0	12X20	280			1976	500			500
3	Shed	*PP	8X10	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	150	100	70	70	5250	5250

Call Back: Sign: PSN Date: 2015-07-14 Lister: 29-540002.0000-v082020R