MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540002.0000 RES
H32 2026

sale

2023 SANDERS PHYLLIS E	1991-06-28	
2024 SANDERS PHYLLIS E	1991-06-28	
2025 SANDERS PHYLLIS E	1991-06-28	
2026 SANDERS PHYLLIS E	1991-06-28	SMITH-ANKERMAN 11
1004 FRONT	1UN	
	$46,000	
ALGER OH 45812		

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

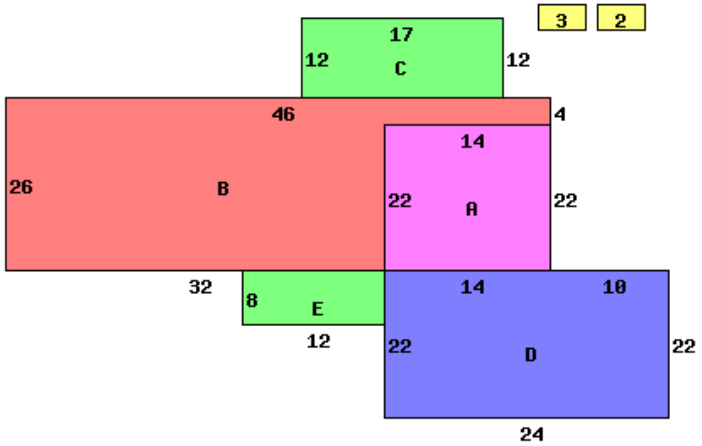
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5260	5260	5260	5260		5260	6090	6080
Bldg100%	57400	57400	57400	57400		57400	77800	77810
Totl100%	62660t	62660t	62660t	62660t		62660t	83890t	83890t
Cauv100%								
Tax Value:								
Land 35%	1840	1840	1840	1840		1840	2130	2130
Bldg 35%	20090	20090	20090	20090		20090	27230	27230
Totl 35%	21930t	21930t	21930t	21930t		21930t	29360t	29360t
Hmstd35%	21760	21760	21760	21760		21760	29190	
Owner Oc	19.38	18.44	18.44	18.44	18.44	hmstd 1840 l	19920 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	472.22	435.48	422.30	422.30	422.30			
Sp-Asmnt	91.99	108.48	109.08	109.08				

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
2022	1380	16790	18170	377.76
2021	1380	16790	18170	398.74

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		



1004 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1196	105950
	Subtotal			105950
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	12670
Floor/Hardwood	X	Extra Features	11040
Number of Rooms	6	Total Value	129660
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PUB WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB ALLEY	
		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		1196		C-	1959FR	116690	.47		77310
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	81	81	6080	6080

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