MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540005.0000 RES
D21 2026

sale

2023 HUNT BLAKE	2018-11-20	
2024 HUNT BLAKE	2018-11-20	
2025 HUNT BLAKE	2018-11-20	
2026 HUNT BLAKE	2018-11-20	SMITH-ANKERMAN 3
804 FRONT ST	1WD	
	$26,500	
ALGER OH 45812		

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

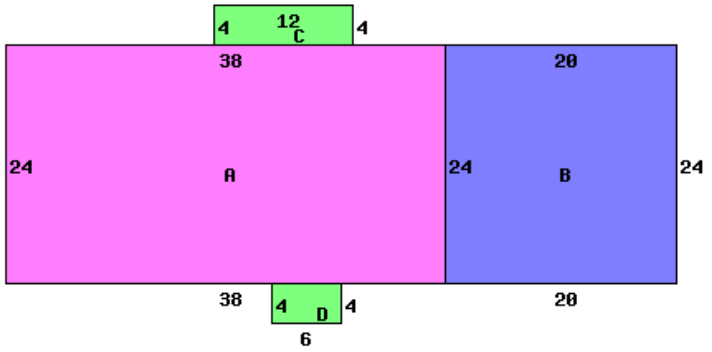
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5260	5260	5260	5260		5260	6090	6080
Bldg100%	55800	55800	55800	55800		55800	75800	75810
Totl100%	61060t	61060t	61060t	61060t		61060t	81890t	81890t
Cauv100%								
Tax Value:								
Land 35%	1840	1840	1840	1840		1840	2130	2130
Bldg 35%	19530	19530	19530	19530		19530	26530	26530
Totl 35%	21370t	21370t	21370t	21370t		21370t	28660t	28660t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	809.62	785.10	784.00	784.00	784.00			
Sp-Asmnt	111.84	127.61	107.63	107.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		912		a	*MAIN
	F	G		480	11520	b	GRAGE
	STP	P		48	190	c	PORCH
	STP	P		24	100	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
569	1	2018-11-20	HUNT BLAKE	1WD		26500	3740	37740
130	1	2018-04-13	LENHART JAMES M ETAL	1CT	*	0	3740	37740
563	1	2004-12-07	LENHART JEFFREY A	1QC	*	0	5400	41510
552	1	2004-11-24	LENHART JEFFREY A ETAL	1CT	*	0	5400	41510
903	0	1986-10-29			*	0	0	22510

Year	Land	Bldg	Total	Net Tax
2022	1380	16130	17510	720.58
2021	1380	16130	17510	760.74

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		



804 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	912	99880
	Subtotal			99880
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	1570
Floor/Pine	X	Garages and Carports	11520
Floor/Carpet	X	Extra Features	290
Floor/Tile-Lino	L	Total Value	113260
Number of Rooms	5		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PUB WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	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		912		D+	1958GD	96270	.37		75810

	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: 2015-07-13 Lister:

29-540005.0000-v082020R