MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540007.0000 RES
D19 2026

sale

2023 RUSSELL CALVIN W & RU	2002-05-28	
2024 RUSSELL CALVIN W & RU	2002-05-28	
2025 RUSSELL CALVIN W & RU	2002-05-28	
2026 RUSSELL CALVIN W & RUTH	2002-05-28	SMITH-ANKERMAN 5
900 FRONT ST	1SD	
	$80,000	
ALGER OH 45812		

2028 ROSTORFER HANNAH JOY &	2026-01-14	
900 FRONT ST	1WD	
ALGER OH 45812		

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

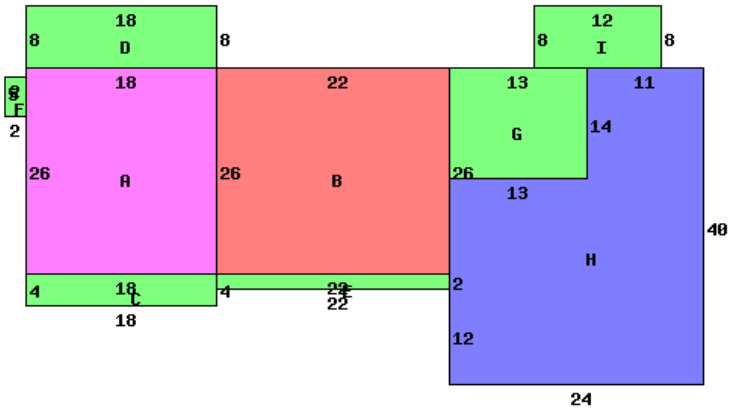
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5260	5260	5260	5260		5260	6090	6080
Bldg100%	102600	102600	102600	102600		102600	139400	139390
Totl100%	107860t	107860t	107860t	107860t		107860t	145490t	145470t
Cauv100%								
Tax Value:								
Land 35%	1840	1840	1840	1840		1840	2130	2130
Bldg 35%	35910	35910	35910	35910		35910	48790	48790
Totl 35%	37750t	37750t	37750t	37750t		37750t	50920t	50910t
Hmstd35%	37750	37750	37750	37750		37750	50920	
Owner Oc	33.62	32.00	32.00	32.00	32.00	hmstd 1840 l	35910 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	1057.34	1003.14	989.14	989.14	989.14			
Sp-Asmnt	161.69	184.35	164.37	164.37				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		468		a	*MAIN
1 B	F	A		572		b	ADDTN
	OFP	P		72	2160	c	PORCH
	EFP	P		144	5760	d	PORCH
	OH	P		44	1670	e	PORCH
	OH	P		10	380	f	PORCH
	EFP	P		182	7280	g	PORCH
	F2	G		778	18670	h	GRAGE
	PAT	P		96	290	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
13	1	2026-01-14	ROSTORFER HANNAH JOY &	1WD	204000	5260	102600
263	1	2002-05-28	RUSSELL CALVIN W & RUTHA	1SD	80000	5400	44490
235	1	2002-05-24	SPARKS VELMA M	1CT *	0	5400	44490

Year	Land	Bldg	Total	Net Tax
2022	1380	27030	28410	1138.72
2021	1380	27030	28410	1202.10

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			



900 FRONT ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1040	104680
	Basement		572	10890
	Subtotal			115570
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	572 sq ft	Basement Finish	6260
Panelled Wall	X		Air Conditioning	2870
Floor/Pine	X		Garages and Carports	18670
Floor/Carpet	X X		Extra Features	17540
Floor/Tile-Lino	X		Total Value	160910
Number of Rooms	1 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		1612		C+	1958GD	177000	.37		139390

	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:

29-540007.0000-v082020R