

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-540015.0000  
H28

RES  
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 YOUNG ERIC & TABITHA	2015-02-12
2023 CHIFFONS VINCENT EDWA	2022-06-23
2024 CHIFFONS VINCENT EDWA	2022-06-23
2025 CHIFFONS VINCENT EDWARD	2024-09-11 SMITH-ANKERMAN 15
1012 FRONT ST	1WD
ALGER OH 45812	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7000	7000	7000	7000
Bldg100%	68830	115110	115110	115110	115120
Totl100%	74090t	122110t	122110t	122110t	122120t
Cauv100%					
Tax Value:					
Land 35%	1840	2450	2450	2450	2450
Bldg 35%	24090	40290	40290	40290	40290
Totl 35%	25930t	42740t	42740t	42740t	42740t
Hmstd35%		40400	40400	40400	
Owner Oc		36.00	34.24	34.24	hmstd 2450 l 37950 b
Hmstd RB					
Net Tax	1067.12	1583.28	1535.94	1533.76	
Sp-Asmnt	104.46	154.88	178.92	179.52	

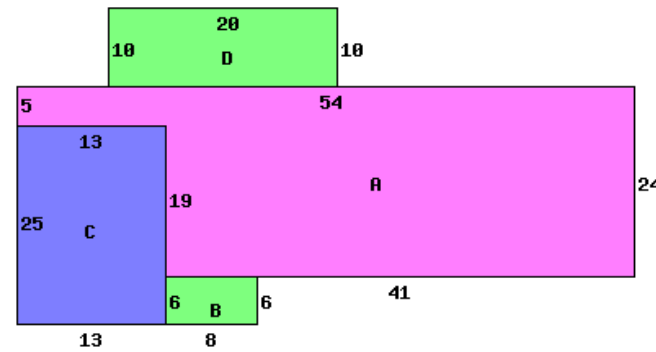
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1049			
	OFF	P		48	1440	b	PORCH
	F	G		325	7800	c	GRAGE
	CVP	P		200	4600	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
409	1	2024-09-11	CHIFFONS VINCENT EDWARD &	1WD *	0	7000	115110
314	1	2022-06-23	CHIFFONS VINCENT EDWARD	1WD	135000	5260	68830
63	1	2015-02-12	YOUNG ERIC & TABITHA	1SD	64500	6510	58510
326	1	2012-08-01	HALL PHYLLIS	1QC *	0	6510	67540
11	1	2008-01-08	HALL NORMAN DE	1SD *	0	7490	57830
86	1	1999-03-01	HALL NORMAN DEAN	1QC *	0	7510	45110
220	0	1986-04-04		*	0	0	32510

Year	Land	Bldg	Total	Net Tax
2021	1840	24090	25930	1126.54
2020	1840	24090	25930	1141.70

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

2



1012 FRONT ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1049 105580
Shingle	Subtotal 105580
Plaster/Drywall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
	PUB ELECTRIC
	PUB GAS
	PUB WATER
	PRIV SEWER
	PUB ALLEY
	Neighborhood:
	Code: 2900
	Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1049	1049		C	1961VG	121260	.28	-.35	108440
2 Garage		24X36	864		C	1991AV	20740	.65		6680
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value	true value		
		100.00	150	100	70	70	7000	7000		