MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540016.0000 RES
D17 2025

sale

2022	SCOTT MICHAEL E	2006-02-07
2023	SCOTT MICHAEL E	2006-02-07
2024	SCOTT MICHAEL E	2006-02-07
2025	COMFORT LIVING LLC 904 N FRONT ST ALGER OH 45812	2024-11-13 SMITH-ANKERMAN 7 1FD $51,226
2026	HENDERSON JERRY 904 N FRONT ST ALGER OH 45812	2025-03-13 1WD

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

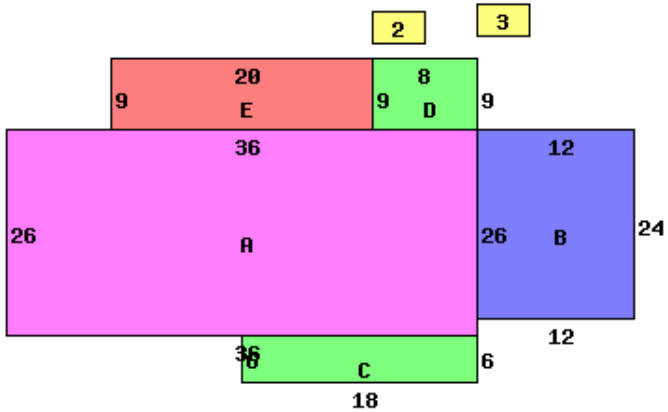
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5260	5260	5260	5250
Bldg100%	48510	57740	57740	57740	57730
Totl100%	52460t	63000t	63000t	63000t	62980t
Cauv100%					
Tax Value:					
Land 35%	1380	1840	1840	1840	1840
Bldg 35%	16980	20210	20210	20210	20210
Totl 35%	18360t	22050t	22050t	22050t	22040t
Hmstd35%					
Owner Oc	19.68	19.64	18.68		
Hmstd RB					
Net Tax	735.90	815.76	791.40	808.96	
Sp-Asmnt	103.84	113.94	129.96	109.98	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		936		a	*MAIN
	F	G		288	6910	b	GRAGE
	OFP	P		108	3240	c	PORCH
	DK	P		72	1080	d	PORCH
1	F	A		180		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
99	1	2025-03-13	JERRY HENDERSON	1WD		70000	5260	57740
508	1	2024-11-13	COMFORT LIVING LLC	1FD		51226	5260	57740
458	1	2024-10-17	SCOTT LYDIA M	1AF	*	0	5260	57740
72	1	2006-02-07	SCOTT MICHAEL E	1WD		67500	5940	54540
63	1	2006-02-07	SPRADLIN HELEN LOUISE ET	1AF	*	0	5940	54540
533	1	2001-12-17	COMPTON HAROLD E ETAL	1WD	*	0	5400	39090
45	0	1986-01-22			*	0	0	27510

Year	Land	Bldg	Total	Net Tax
2021	1380	16980	18360	776.86
2020	1380	16980	18360	787.34

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			



904 FRONT ST 45812

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1116	103000
		103000

B 1 2 U A

Plaster/Drywall	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	5
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1

Air Conditioning	1980
Garages and Carports	6910
Extra Features	4320
Total Value	116210

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		1116		C-	1963AV	104590	.40		57730
2	Shed	*PP	12X12	144			OLD/	0			0
3	Shed	*PP	8X14	0			2016	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: 2015-07-13 Lister: 29-540016.0000-v082020R