

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540016.0000
D17

RES
2025

sale

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

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	2024-11-13	SMITH-ANKERMAN 7
	904 N FRONT ST		1FD
	ALGER OH 45812	\$51,226	

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	3940	5260	5260	5260	5250
Bldg100%	48510	57740	57740	57740	57730
Totl100%	52460t	63000t	63000t	63000t	62980t
Cauv100%					

2026	HENDERSON JERRY	2025-03-13	
	904 N FRONT ST		1WD
	ALGER OH 45812		

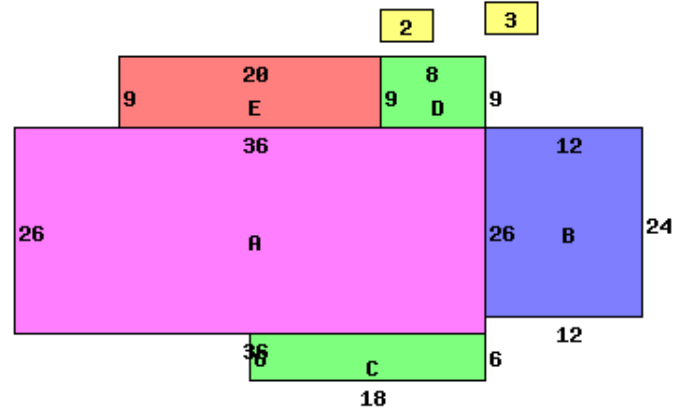
Tax Value:					
Land 35%	1380	1840	1840	1840	1840
Bldg 35%	16980	20210	20210	20210	20210
Totl 35%	18360t	22050t	22050t	22050t	22040t
Hmstd35%					
Owner Oc	19.68	19.64	18.68		
Hmstd RB					
Net Tax	735.90	815.76	791.40	808.96	
Sp-Asmnt	103.84	113.94	129.96	109.98	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		936		a	*MAIN
	F	G		288	6910	b	GRAGE
	OFF	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

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



904 FRONT ST 45812

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	1116	103000	
Metal	Subtotal			103000	
	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	X		Air Conditioning	1980	
Floor/Carpet	X		Garages and Carperts	6910	
Floor/Tile-Lino	X		Extra Features	4320	
Number of Rooms	5		Total Value	116210	
Bedrooms	2				
Central Heat	A		PUB ELECTRIC		
FORCED AIR			PUB GAS		
Central A/C	A		PUB WATER		
Plumbing			PRIV SEWER		
Standard	1		PUB ALLEY		
			Neighborhood:		
			Code:	2900	
			Dwl/Gar/NC%	.9200	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	12X12	144	OLD/	0			0
3 Shed	*PP	8X14	0	2016	0			0
		acres/	effective	depth	depth	actual	effective	extended
front lot		frontage	frontage	depth	factor	rate	rate	value
			75.00	150	100	70	70	5250
								5250