MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540016.0000 RES
D17 2026

sale

2023 SCOTT MICHAEL E	2006-02-07	
2024 SCOTT MICHAEL E	2006-02-07	
2025 COMFORT LIVING LLC	2024-11-13	
2026 COMFORT LIVING LLC	2024-11-13	SMITH-ANKERMAN 7
904 N FRONT ST	1FD	
	$51,226	
ALGER OH 45812		
2027 HENDERSON JERRY	2025-03-13	
904 N FRONT ST	1WD	
ALGER OH 45812		
2028 DOTSON MASON D	2026-06-17	
904 N FRONT ST	1WD	
ALGER OH 45812		

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

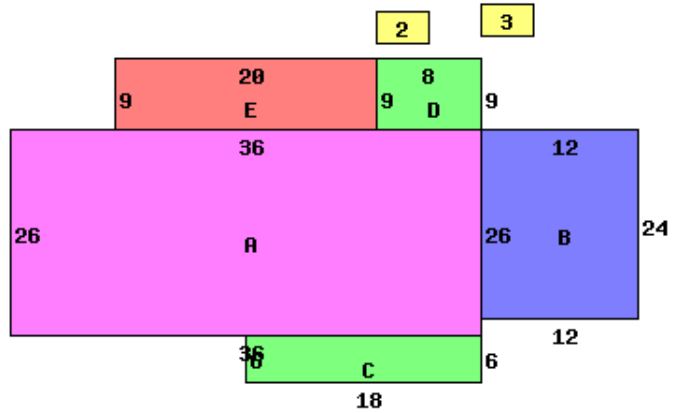
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5260	5260	5260	5260		5260	6090	6080
Bldg100%	57740	57740	57740	57740		57740	78430	78440
Totl100%	63000t	63000t	63000t	63000t		63000t	84510t	84520t
Cauv100%								
Tax Value:								
Land 35%	1840	1840	1840	1840		1840	2130	2130
Bldg 35%	20210	20210	20210	20210		20210	27450	27450
Totl 35%	22050t	22050t	22050t	22050t		22050t	29580t	29580t
Hmstd35%								
Owner Oc	19.64	18.68						
Hmstd RB								
Net Tax	815.76	791.40	808.96	808.96	808.96			
Sp-Asmnt	113.94	129.96	109.98	109.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		936		a	*MAIN
	F	G		288	6910	b	GRAGE
	OPN	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
209	1	2026-06-17	DOTSON MASON D	1WD		180000	5260	57740
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
2022	1380	16980	18360	735.90
2021	1380	16980	18360	776.86

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1116	103000
	Subtotal			103000
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1980
Floor/Carpet	X	Garages and Carports	6910
Floor/Tile-Lino	X	Extra Features	4320
Number of Rooms	5	Total Value	116210
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PUB WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB ALLEY	
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		1116		C-	1963AV	104590	.40		78440
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	81	81	6080	6080

Call Back: Sign: PSN Date: 2015-07-13 Lister:

29-540016.0000-v082020R