

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-540016.0000
D17

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

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 0c	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	

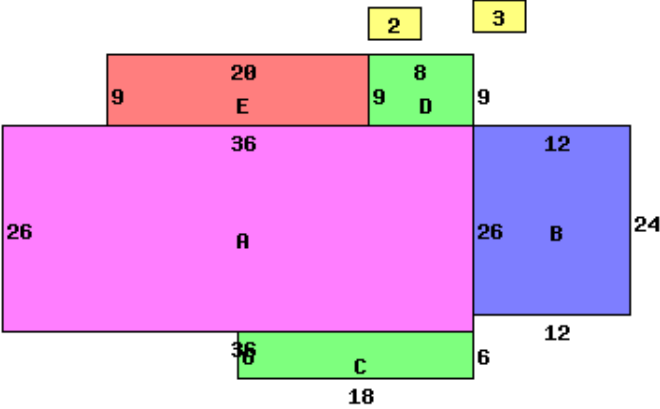
2026	HENDERSON JERRY	2025-03-13
	904 N FRONT ST	1WD
	ALGER OH 45812	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		936			
	F	G		288	6910	b	GRAGE
	OPF	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		1116	103000
Metal			103000
Main Subtotal			
Roof			
FRAME			
GABLE			
Plaster/Drywall	X	Air Conditioning	1980
Floor/Carpet	X	Garages and Carpets	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	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
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
		75.00	150	100	70	70	5250	5250			