

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%					
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	

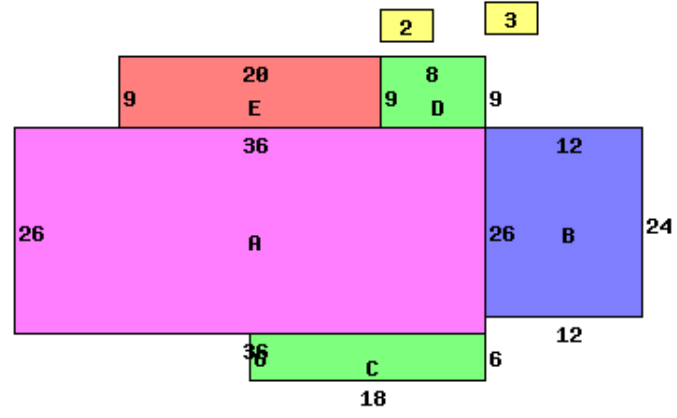
2026	HENDERSON JERRY	2025-03-13	
	904 N FRONT ST	1WD	
	ALGER OH 45812		

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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		1WD *	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		Subtotal	103000		
	B 1 2 U A	FRAME			
		GABLE			
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		1116		1963AV	.40	Dpr	57730
2 Shed	*PP	12X12	144		OLD/	0		0
3 Shed	*PP	8X14	0		2016	0		0
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		75.00	150	100	70	70	5250	5250