MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-380001.0000 RES
H10 2026

sale

2023	LYNN PATRICK	2013-03-18
2024	LYNN PATRICK	2013-03-18
2025	LYNN PATRICK	2013-03-18
2026	LYNN PATRICK	2013-03-18 HUSTONS E2 OL 1 2.21A
	1009 N MCCONNELL	1WD SEE PCL 29-380001.01 FOR
		$0 REST OF SPECIAL ASSESSMEN
	ALGER OH 45812	

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

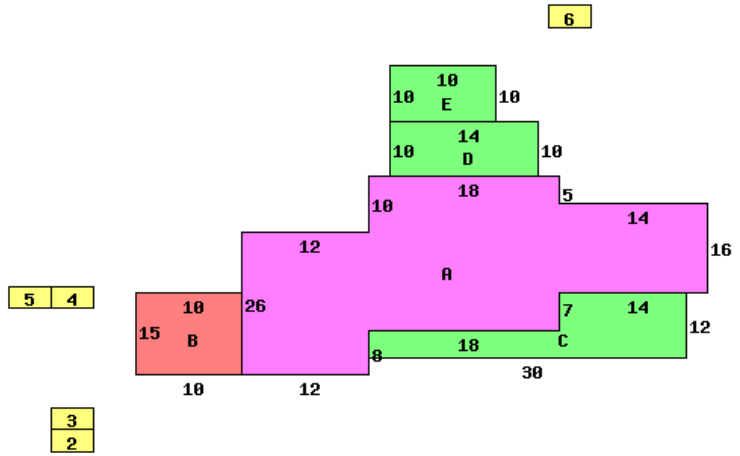
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	2.2100	2.2100	2.2100	2.2100	2.2100			
Land100%	21060	21060	21060	21060		21060	23310	23300
Bldg100%	69030	69030	69030	69030		69030	93110	93110
Totl100%	90090t	90090t	90090t	90090t		90090t	116430t	116410t
Cauv100%								
Tax Value:								
Land 35%	7370	7370	7370	7370		7370	8160	8150
Bldg 35%	24160	24160	24160	24160		24160	32590	32590
Totl 35%	31530t	31530t	31530t	31530t		31530t	40750t	40740t
Hmstd35%	27150	27150	26850	26850		26850	35390	
Owner Oc	24.18	23.00	22.76	22.76	22.76	hmstd 5250 l	21600 b	
Hmstd RB								
Net Tax	1170.38	1135.34	1134.00	1134.00	1134.00			
Sp-Asmnt	142.76	160.44	140.96	140.96				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1040		a	*MAIN
1	F/C	A		150		b	ADDTN
	OFP	P		234	7020	c	PORCH
	OFP	P		140	4200	d	PORCH
	PAT	P		100	300	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
111	1	2013-03-18	LYNN PATRICK	1WD	*	0	14140	57370
110	1	2013-03-18	LYNN SEAN & PATRICK	1CT	*	0	14140	57370
349	1	2005-06-02	LYNN MICHAEL D	1WD		75000	11260	39910
373	1	1998-08-25	SPRADLIN ETTA G	1CT	*	0	9430	37830

Year	Land	Bldg	Total	Net Tax
2022	5680	17860	23540	946.84
2021	5680	17860	23540	999.56

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
176	BRANSTETTER - SCIOTO	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
502	*ALGER LIGHTS	XV/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			



1009 N MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1190	105420
	Qtr Story	FRAME	1040	4060
	Basement		1040	19390
	Subtotal			128870
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X		
Unfinished Wall	X		X	
Floor/Hardwood		X		
Floor/Carpet		X		
Number of Rooms	1	5	1	
Bedrooms		2		
Central Heat		A		
FORCED AIR				
Central A/C		A		
Plumbing				
Standard	1			

Air Conditioning	2120
Extra Features	11520
Total Value	142510
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2900
Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		1190		C	1936AV	142510	.55		80160
2	Garage		16X22	352		C	1950AV	8450	.65		3700
3	Garage		22X32	704		C	1960AV	16900	.65		7390
4	Shed		12X16	192		D	2007AV	1840	.45		1010
5	P	OFP	4X16	64		D	2007AV	1540	.45		850
6	POND	*07AC		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.2100				5000	5000	6050	6050

Call Back: Sign: PSN Date: 2015-07-14 Lister:

29-380001.0000-v082020R