

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-380023.0000  
H15

RES  
2025

sale

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

|                           |            |                           |
|---------------------------|------------|---------------------------|
| 2022 OLIVIERI VINCENT L & | 2016-12-22 |                           |
| 2023 OLIVIERI VINCENT L & | 2016-12-22 |                           |
| 2024 OLIVIERI VINCENT L & | 2016-12-22 |                           |
| 2025 HOLLAND JONATHAN J   | 2024-05-10 | OL 4 HUSTONS SUB PT .435A |
| 1012 N MCCONNELL          | 1WD        | SEE PCL 29-380023.01 FOR  |
| ALGER OH 45812            | \$180,000  | REST OF SPECIAL ASSESSMEN |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      | .4350   | .4350   | .4350   | .4350   |         |
| Land100%   | 8060    | 9600    | 9600    | 9600    | 9600    |
| Bldg100%   | 105970  | 114490  | 114490  | 114490  | 114480  |
| Totl100%   | 114030t | 124090t | 124090t | 124090t | 124080t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 2820    | 3360    | 3360    | 3360    | 3360    |
| Bldg 35%   | 37090   | 40070   | 40070   | 40070   | 40070   |
| Totl 35%   | 39910t  | 43430t  | 43430t  | 43430t  | 43430t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 42.76   | 38.68   | 36.80   |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1599.68 | 1606.74 | 1558.74 | 1593.32 |         |
| Sp-Asmnt   | 190.93  | 200.51  | 208.95  | 188.37  |         |

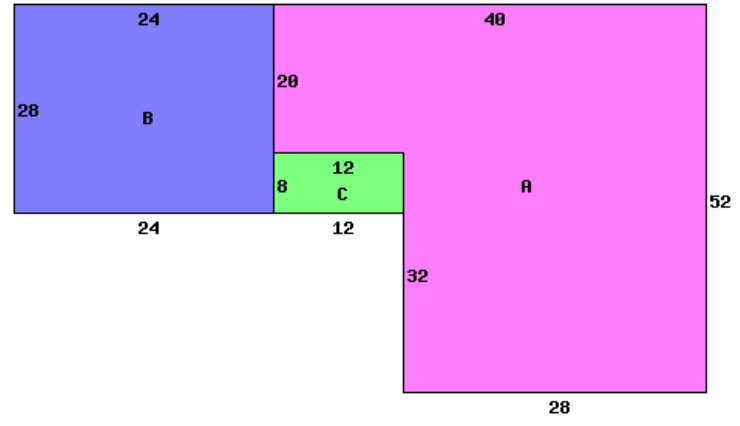
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |   |       |
| 1 B  | F    | M    |      | 1696  |       | a | *MAIN |
|      | F2   | G    |      | 672   | 16130 | b | GRAGE |
|      | OFF  | P    |      | 96    | 2880  | c | PORCH |

#: 28, 29, 38 L/W  
 293800280000  
 293800290000  
 293800380000

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 175   | 1  | 2024-05-10 | HOLLAND JONATHAN J        | 1WD           | 180000 | 9600    | 114490  |
| 579   | 1  | 2016-12-22 | OLIVIERI VINCENTL & BROOK | 1WD           | 75000  | 6710    | 93710   |
| 162   | 1  | 2016-05-11 | JP MORGAN CHASE BANK NA   | LSH *         | 95760  | 6710    | 93710   |
| 179   | 1  | 2009-05-22 | GAYHEART MICHELE          | 1WD           | 137000 | 6710    | 106110  |
| 94    | 1  | 2006-02-17 | DYSERT SHANNON N          | 1WD           | 137000 | 10170   | 102830  |
| 373   | 1  | 2004-08-20 | GUYTON ROGER L & CONNIE   | 1WD *         | 0      | 8230    | 81970   |
| 371   | 2  | 2004-08-20 | GUYTON ROGER L & CONNIE   | 2WD *         | 0      | 8230    | 81970   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2820 | 37090 | 39910 | 1688.72 |
| 2020 | 2820 | 37090 | 39910 | 1711.46 |

| 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 |



1012 N MCCONNELL ST 45812

|                           |                        |                            |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                            |
| Story Height 1            | Sq-Ft                  | Value                      |
| Floor Level               |                        |                            |
| Main                      | FRAME                  | 1696 127050                |
| Basement                  |                        | 1696 31380                 |
| Subtotal                  |                        | 158430                     |
| Shingle                   | Roof                   | GABLE                      |
| B 1 2 U A                 |                        |                            |
| Plaster/Drywall           | X                      | 500 sq ft                  |
| Unfinished Wall           | X                      | Basement Finish 5570       |
| Floor/Pine                | X                      | Fireplaces 2000            |
| Floor/Carpet              | X                      | Air Conditioning 3040      |
| Number of Rooms           | 1 5                    | Plumbing 2100              |
| Bedrooms                  | 3                      | Garages and Carports 16130 |
|                           |                        | Extra Features 4160        |
|                           |                        | Total Value 191430         |
| Fireplace                 |                        |                            |
| Openings                  | 1                      | PUB ELECTRIC               |
| Stacks                    | 1                      | PUB GAS                    |
| Central Heat              | A                      | PUB WATER                  |
| ELECTRIC                  |                        | PRIV SEWER                 |
| Central A/C               | A                      | PUB PAVED ST/RD            |
| Plumbing                  |                        |                            |
| Standard                  | 1                      | Neighborhood:              |
| Extra 3 Fixture           | 1                      | Code: 2900                 |
|                           |                        | Dwl/Gar/NC% .9200          |

| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy      | Fnc   | True   |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|--------|
| 1 DWELLING | 1 B F    | FtxFt     | Area  | Grade     | Cond      | Value    | Dpr   | Value  |
|            |          |           | 2196  | C         | 1971GD    | 191430   | .35   | 114480 |
| homesite   | acres/   | effective | depth | actual    | effective | extended | true  |        |
|            | frontage | frontage  | depth | rate      | rate      | value    | value |        |
|            | .4350    |           |       | 15000     | 15000     | 9600     | 9600  |        |

Call Back:

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

29-380023.0000-v082020R