

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	

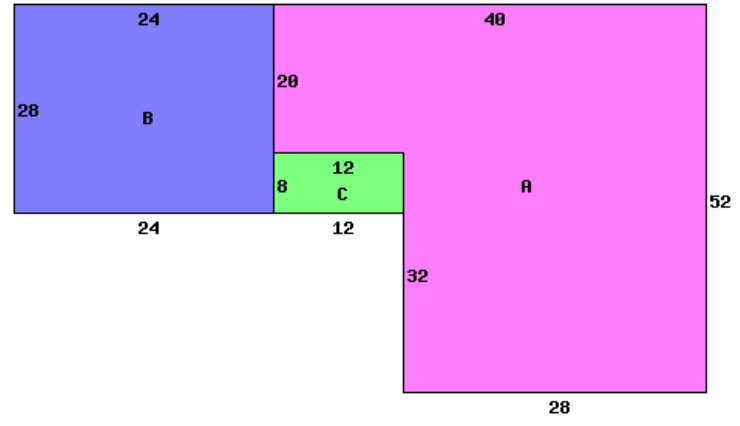
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1696		a	*MAIN
	F2	G		672	16130	b	GRAGE
	OFF	P		96	2880	c	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	Dpr	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