MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400033.0000 RES
A29 2023

sale

2020 LAWRENCE EMMA K	1996-06-19	
2021 LAWRENCE EMMA K	1996-06-19	
2022 LAWRENCE EMMA K	1996-06-19	
2023 LAWRENCE EMMA K	1996-06-19	JAGGERS 1ST W PT 6 LOTS 5
108 WAGNER ST	3CT	& 6 SEE 29-400033.01 FOR
	$0	REST SPECIAL ASSESSMENTS
ALGER OH 45812		05.1-04-40-033

Eff Rate: – 48.62 — 47.98 — 45.44 — 41.45 — a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4630	4630	4630	6110	6100
Bldg100%	18430	18430	18430	7140	7150
Totl100%	23060t	23060t	23060t	13260t	13250t
Cauv100%					
Tax Value:					
Land 35%	1620	1620	1620	2140	2140
Bldg 35%	6450	6450	6450	2500	2500
Totl 35%	8070t	8070t	8070t	4640t	4640t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	355.32	350.60	332.12	175.80	
Sp-Asmnt	204.83	54.92	54.90	44.61	

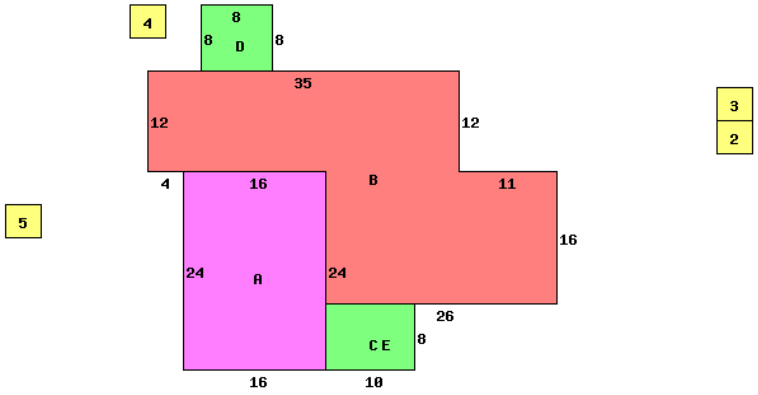
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		384		a	*MAIN
1	F/C	A		836		b	ADDTN
	CAN	P		80	640	c	PORCH
	DK	P		64	960	d	PORCH
	STP	P		80	320	e	PORCH

#: 34 35 L/W
Mobile Home Acct: 29-0333 Title: 33-00057967
1971 Broadmore
294000340000
294000350000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
225	1	1996-06-19	LAWRENCE EMMA K	3CT *	0	3910	19510

Year	Land	Bldg	Total	Net Tax
2019	1540	5530	7070	287.20
2018	1540	5530	7070	281.96

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
176 BRANSTETTER - SCIOTO	XA/2023			
502 *ALGER LIGHTS	XV/2023			
910 COTTONWOOD CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			



108 WAGNER ST 45812

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1220	104460
	Qtr Story	FRAME	384	1740
	Subtotal			106200
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X		Air Conditioning	2180
Panelled Wall	X		Extra Features	1920
Unfinished Wall		X	Total Value	110300
Floor/Carpet	X			
Floor/Tile-Lino	X		PUB PAVED ST/RD	
Number of Rooms	4	2	PUB ALLEY	
Bedrooms	1			
			Neighborhood:	
Central Heat	A		Code:	2900
FORCED AIR			Dwl/Gar/NC%	.9200
Central A/C	A			
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 AF/C		1220		D+	OLD/PR	93760	.75	.90	2160
2	P	*MH DK	8X20	160		D	1990PR	0			0
3	MH/LRE	* 0	12X56	672			1971PR	0			0
4	Shed	*PP	12X12	144			OLD/	0			0
5	Garage		24X30	720		C	1976PR	17280	.75	.50	1990
6	M/H Hookup			0			OLD/	3000			3000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	115	87	70	61	6100	6100

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400033.0000-v082020R