

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400076.0000
C26

EXM
2025

sale

2022 UPPER SCIOTO VALLEY A	2011-02-15			
2023 UPPER SCIOTO VALLEY A	2011-02-15			
2024 UPPER SCIOTO VALLEY A	2011-02-15			
2025 UPPER SCIOTO VALLEY AMB 207 WAGNER	2011-02-15	GAGES E PT E PT 16 17 E	1WD	PT
ALGER OH 45812	\$0			

Eff Rate:-	44.43	48.27	46.99	47.32	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	640	640	640	640	640
Acres					
Land100%	4310	5710	5710	5710	5700
Bldg100%	125540	131740	131740	131740	131730
Totl100%	129860t	137460t	137460t	137460t	137430t
Cauvl00%					
Tax Value:					
Land 35%	1510	2000	2000	2000	1990
Bldg 35%	43940	46110	46110	46110	46110
Totl 35%	45450t	48110t	48110t	48110t	48100t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax					
Sp-Asmnt	169.51	176.51	205.44	185.46	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
62	1	2011-02-15	UPPER SCIOTO VALLEY AMBUL	1WD *	0	4770	33370
67	2	2006-02-09	GIBSON JAMES	2CT *	0	4510	31910

Year	Land	Bldg	Total	Net Tax
2021	1510	43940	45450	0.00
2020	1510	43940	45450	0.00

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
502 *ALGER LIGHTS			XV/2025
910 COTTONWOOD CONSERVANCY			XA/2025

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207 E WAGNER ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 USV EMS			2911	48.51	C	2011AV	141210	.15		120030
2 Paving	CON		6000	3.00	C	2012AV	18000	.35		11700

Neighborhood:	Code:	Dwl/Gar/NC%	front lot	acres/ frontage	effective frontage	depth	actual depth	factor	rate	effective rate	extended value	true value
	2900	.9200		100.00	100	81	70		57	5700	5700	