

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420015.0000
B27

RES
2025

sale

2022	RADER GLENN D & WANDA	2019-04-19	
2023	RADER GLENN D & WANDA	2019-04-19	
2024	RADER GLENN D & WANDA	2019-04-19	
2025	RADER GLENN D & WANDA L 302 MCCONNELL	2019-04-19	NEUBERTS 2ND 39 & 40 LSD
	ALGER OH 45812		\$129,500

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7000	7000	7000	7000
Bldg100%	92030	119340	119340	119340	119350
Totl100%	97290t	126340t	126340t	126340t	126350t
Cauv100%					
Tax Value:					
Land 35%	1840	2450	2450	2450	2450
Bldg 35%	32210	41770	41770	41770	41770
Totl 35%	34050t	44220t	44220t	44220t	44220t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1401.30	1675.34	1624.56	1622.30	
Sp-Asmnt	159.15	188.67	213.70	193.12	

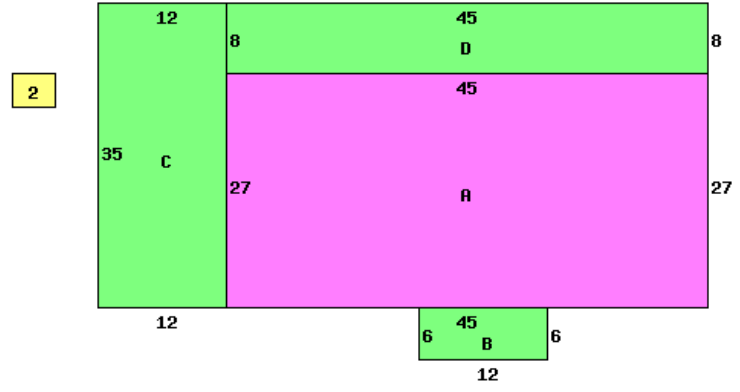
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	BA	F	M	1215			
		OFF	P	72	2160	b	PORCH
		PAT	P	420	1260	c	PORCH
		OFF	P	360	10800	d	PORCH

#: 16 L/W
294200160000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
147	1	2019-04-19	RADER GLENN D & WANDA L	LSD	129500	5000	74860
141	1	2007-03-30	HOWARD CHARLES JR	1WD	100000	6940	108630
100	2	2007-03-08	HOME SAVINGS & LOAN CO O	2SH	88000	6940	108630
617	1	2003-10-24	SANDERS SHAWN M & TRACY	1WD	140000	6310	88630
178	7	1999-04-29	ROWE ANNA MARIE	7CT *	0	5600	87490

Year	Land	Bldg	Total	Net Tax
2021	1840	32210	34050	1479.32
2020	1840	32210	34050	1499.22

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



302 MCCONNELL ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1215 104030
	Qtr Story	FRAME	1215 4650
	Basement		1215 22620
	Subtotal		131300
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	2180
Unfinished Wall	X	Plumbing	3500
Floor/Carpet	X	Extra Features	14220
Number of Rooms	6	Total Value	151200
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB SIDEWALK	
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	1	Code:	2900
		Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	24X36	1215	C	1990VG	.19		112670
2 Garage		864		C	1990AV	.65		6680
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		100.00	150	100	70	7000	7000	

Call Back:

Sign: PSN Date: 2015-07-09 Lister:

29-420015.0000-v082020R