MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420015.0000 RES
B27 2026

sale

2023	RADER GLENN D & WANDA	2019-04-19
2024	RADER GLENN D & WANDA	2019-04-19
2025	RADER GLENN D & WANDA	2019-04-19
2026	RADER GLENN D & WANDA L	2019-04-19 NEUBERTS 2ND 39 & 40
	302 MCCONNELL	1SD
		$129,500
	ALGER OH 45812	

Eff Rate: – 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7000	7000	7000	7000		7000	8110	8100
Bldg100%	119340	119340	119340	119340		119340	162170	162160
Totl100%	126340t	126340t	126340t	126340t		126340t	170290t	170260t
Cauv100%								
Tax Value:								
Land 35%	2450	2450	2450	2450		2450	2840	2840
Bldg 35%	41770	41770	41770	41770		41770	56760	56760
Totl 35%	44220t	44220t	44220t	44220t		44220t	59600t	59590t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1675.34	1624.56	1622.30	1622.30	1622.30			
Sp-Asmnt	188.67	213.70	193.12	193.12				

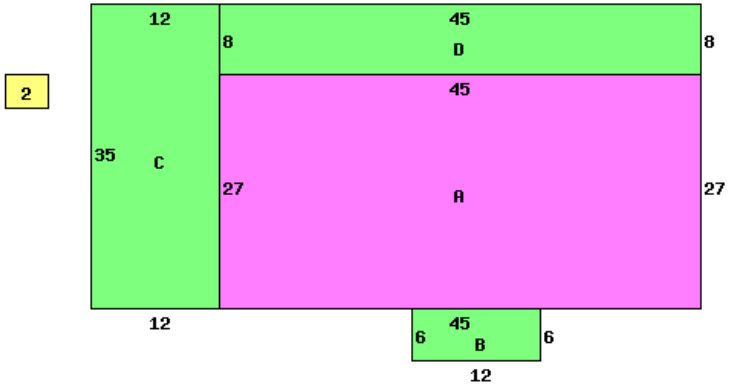
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1215		a	*MAIN
	OFP	P		72	2160	b	PORCH
	PAT	P		420	1260	c	PORCH
	OFP	P		360	10800	d	PORCH

#: 16 L/W
2942001600000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
147	1	2019-04-19	RADER GLENN D & WANDA L	1SD	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
2022	1840	32210	34050	1401.30
2021	1840	32210	34050	1479.32

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

			Sq-Ft	Value
Story Height 1				
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	X	Plumbing	3500
Floor/Carpet		X	Extra Features	14220
Number of Rooms		6	Total Value	151200
Bedrooms		3		
			PUB ELECTRIC	
Central Heat		A	PUB GAS	
FORCED AIR			PUB WATER	
Central A/C		A	PRIV SEWER	
Plumbing			PUB SIDEWALK	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
Extra 2 Fixture	1		Code:	2900
			Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		1215		C	1990VG	151200	.19		153090
2	Garage		24X36	864		C	1990AV	20740	.65		9070

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	150	100	81	81	8100	8100

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