MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420020.0000 RES
B19 2025

sale

2022	WEST PHILLIP L	2019-05-03
2023	WATKINS RALPH	2022-04-06
2024	ONIONS RICHARD TAYLOR	2023-05-05
2025	ONIONS RICHARD TAYLOR	2023-05-05 NEUBERTS 2ND 4 1WD
	307 N MCCONNELL ST	$120,000
	ALGER OH 45812	

Eff Rate: – 45.44 — 41.45 — 40.13 — 40.08 — a/r

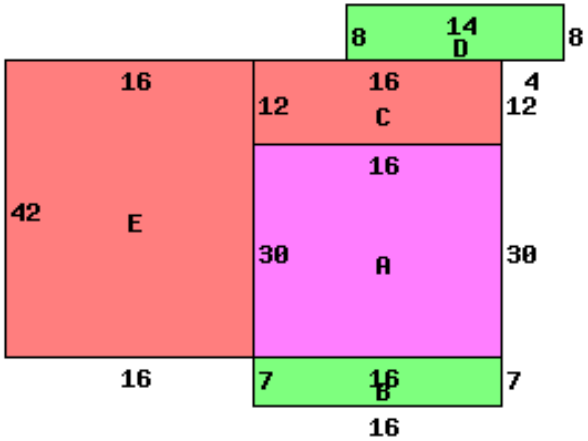
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	41910	51600	51600	51600	51610
Totl100%	44540t	55110t	55110t	55110t	55110t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	14670	18060	18060	18060	18060
Totl 35%	15590t	19290t	19290t	19290t	19290t
Hmstd35%				19290	
Owner Oc			16.34	16.36	hmstd 1230 l 18060 b
Hmstd RB			692.32	691.34	
Net Tax	641.60	730.82	0.00	0.00	
Sp-Asmnt	72.80	83.90	101.55	101.55	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		480		a	*MAIN
	OFP	P		112	3360	b	PORCH
1	F/C	A		192		c	ADDTN
	PAT	P		112	340	d	PORCH
1	F/C	A		672		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
166	1	2023-05-05	ONIONS RICHARD TAYLOR	1WD		120000	2630	41910
148	1	2022-04-06	WATKINS RALPH	1WD		30000	2630	41910
170	1	2019-05-03	WEST PHILLIP L	1QC	*	0	2510	34030
582	1	2017-11-28	DELONG KELSIE & PHILLIP L	1SD		30000	3260	33770
97	1	2006-03-27	DELONG GEORGE H & BETH A	1AF	*	0	3260	38940
96	1	2006-03-27	DELONG GEORGE H TRUSTEE	1AF	*	0	3260	38940
137	1	2006-03-27	DELONG GLORIA A TRUSTEE	1QC	*	0	3460	33170
397	1	1999-07-15	DELONG GLORIA A	1WD		10000	3510	19030

Year	Land	Bldg	Total	Net Tax
2021	920	14670	15590	677.32
2020	920	14670	15590	686.42

p r o j e c t		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			



307 N MCCONNELL ST 45812

Occupancy 1 Single Family

Story Height 1T

Floor Level

Metal

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1344	107720
Part Upper	FRAME		480	25700
Subtotal				133420
Roof	GABLE			

	B	1	2	U	A
Plaster/Drywall	X	X			
Floor/Pine	X	X			
Number of Rooms	6	2			
Bedrooms	2	2			
Central Heat	A				
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Plumbing	1400
Extra Features	3700
Total Value	138520

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB SIDEWALK

Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1824		C-	OLD/AV	124670	.55		51610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	70	70	3500	3500

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-420020.0000-v082020R