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
	307 N MCCONNELL ST	1WD
		$120,000
	ALGER OH 45812	

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

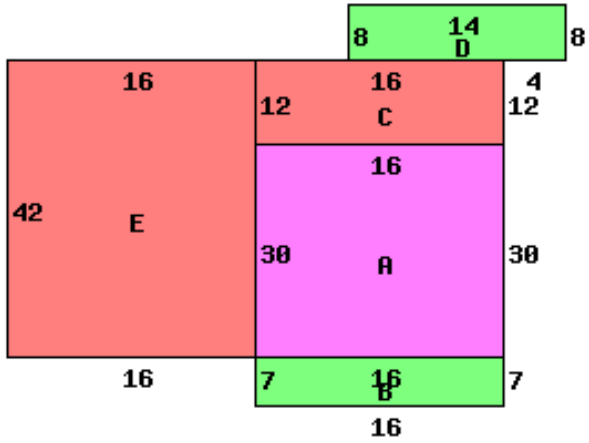
	2022	2023	2024	2025				CAMA
Tax Year								
Prop Cls	510	510	510	510				510
Acres								
Land100%	2630	3510	3510	3510				3500
Bldg100%	41910	51600	51600	51600				51610
Totl100%	44540t	55110t	55110t	55110t				55110t
Cauv100%								
Tax Value:								
Land 35%	920	1230	1230	1230				1230
Bldg 35%	14670	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

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			



307 N MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1344	107720
	Part Upper	FRAME	480	25700
	Subtotal			133420
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Plumbing		1400
Floor/Pine	X	X	Extra Features		3700
Number of Rooms	6	2	Total Value		138520
Bedrooms	2	2			
			PUB ELECTRIC		
Central Heat	A		PUB GAS		
			PUB WATER		
Plumbing			PRIV SEWER		
Standard	1		PUB SIDEWALK		
Extra 2 Fixture	1				
			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