

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420028.0000
F30

RES
2025

sale

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

| | |
|-----------------------------|----------------------------|
| 2022 WAUGH KEVIN L & ROSE | 2017-09-06 |
| 2023 WAUGH KEVIN L & ROSE | 2017-09-06 |
| 2024 WAUGH KEVIN L & ROSE | 2017-09-06 |
| 2025 WAUGH KEVIN L & ROSE M | 2017-09-06 NEUBERTS 2ND 12 |
| 507 MCCONNELL | 1SD |
| ALGER OH 45812 | \$22,000 |

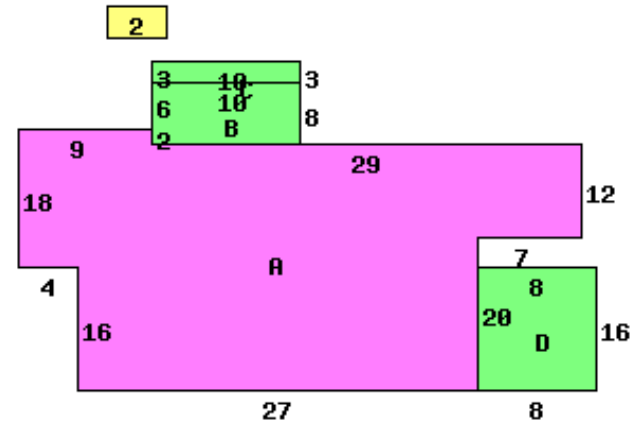
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2630 | 3510 | 3510 | 3510 | 3500 |
| Bldg100% | 43290 | 54460 | 54460 | 54460 | 54470 |
| Totl100% | 45910t | 57970t | 57970t | 57970t | 57970t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 920 | 1230 | 1230 | 1230 | 1230 |
| Bldg 35% | 15150 | 19060 | 19060 | 19060 | 19060 |
| Totl 35% | 16070t | 20290t | 20290t | 20290t | 20290t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 661.34 | 768.72 | 745.42 | 744.38 | |
| Sp-Asmnt | 74.29 | 86.95 | 104.60 | 104.60 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 1030 | | | |
| | EFP | P | | 80 | 3200 | b | PORCH |
| | DK | P | | 30 | 450 | c | PORCH |
| | DK | P | | 128 | 1920 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|------------------------|---------------|--------|---------|---------|
| 436 | 1 | 2017-09-06 | WAUGH KEVIN L & ROSE M | 1SD | 22000 | 3260 | 28170 |
| 424 | 1 | 2010-09-07 | WISSE GREGORY R | 1WD * | 14000 | 3660 | 31740 |
| 517 | 1 | 1992-06-08 | | 1UN * | 0 | 0 | 10830 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 920 | 15150 | 16070 | 698.16 |
| 2020 | 920 | 15150 | 16070 | 707.58 |

| 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 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |



507 MCCONNELL ST 45812

| | | | |
|---------------------------|------------------------|----------------|--------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | | |
| Story Height 1 | Sq-Ft | Value | |
| Floor Level | 1030 | 103670 | |
| Metal | Subtotal | 103670 | |
| | Main | FRAME | |
| | Roof | HIP | |
| Plaster/Drywall | X | Extra Features | 5570 |
| Floor/Pine | X | Total Value | 109240 |
| Number of Rooms | 5 | | |
| Bedrooms | 2 | PUB ELECTRIC | |
| Central Heat | A | PUB GAS | |
| FORCED AIR | | PUB WATER | |
| Plumbing | | PRIV SEWER | |
| Standard | 1 | PUB SIDEWALK | |
| | | Neighborhood: | |
| | | Code: | 2900 |
| | | Dwl/Gar/NC% | .9200 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| 1 DWELLING | 1 F/C | | | C- | OLD/GD | .40 | Dpr | 54270 |
| 2 Garage | *SV 0 | 20X24 | 480 | | 1960PR | 200 | Dpr | 200 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | value | value | |
| | | 50.00 | 150 | 100 | 70 | 3500 | 3500 | |