MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420034.0000 RES
G01 2026

sale

2023	WINGFIELD THOMAS ETAL	2015-03-25
2024	WINGFIELD THOMAS ETAL	2015-03-25
2025	WINGFIELD THOMAS ETAL	2015-03-25
2026	WINGFIELD THOMAS ETAL	2015-03-25 NEUBERTS 2ND 17
	701 N MCCONNELL ST	1SD
		$0
	ALGER OH 45812	

2028	TMBB LLC	2026-08-25
	701 N MCCONNEL ST	7WD
	ALGER OH 45812	

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

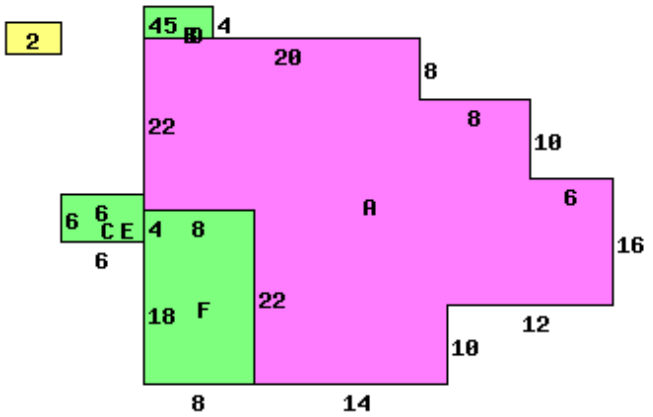
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	35800	35800	35800	35800		35800	48630	48640
Totl100%	39310t	39310t	39310t	39310t		39310t	52690t	52690t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	12530	12530	12530	12530		12530	17020	17020
Totl 35%	13760t	13760t	13760t	13760t		13760t	18440t	18440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	521.32	505.52	504.82	504.82	504.82			
Sp-Asmnt	66.93	81.21	81.21	81.21				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1028		a	*MAIN
	CAN	P		20	160	b	PORCH
	CAN	P		36	290	c	PORCH
	STP	P		20	80	d	PORCH
	STP	P		36	140	e	PORCH
	EFP	P		176	7040	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
377	7	2026-08-25	TMBB LLC	6WD	*	0	3510	35800
130	1	2015-03-25	WINGFIELD THOMAS ETAL	1SD	*	0	3260	26740
565	1	2012-12-10	MYERS THOMAS L & LISA L	1SD		44850	3260	30860
136	1	2009-04-22	WINGFIELD THOMAS ETAL	1SH	*	16666	3460	29090
241	1	2007-05-18	BRADLEY JOSH T	1WD		45000	3260	27710
458	1	2002-10-25	HICKS RAYMOND G & PATRIC	1QC	*	0	2940	19740

Year	Land	Bldg	Total	Net Tax
2022	920	8860	9780	402.48
2021	920	8860	9780	424.90

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			



701 N MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1028	103470
	Subtotal			103470
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	7710
Panelled Wall	X	Total Value	111180
Floor/Hardwood	X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	6	PUB GAS	
Bedrooms	3	PUB WATER	
		PRIV SEWER	
Central Heat	A	PUB SIDEWALK	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	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 F/C		1028		C	OLD/FR	111180	.65		48640
2	Shed	*PP	8X10	80			2003AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-07-14 Lister:

29-420034.0000-v082020R