MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420036.0000 RES
G03 2024

sale

2021	WATKINS RALPH E	2004-05-06
2022	WATKINS RALPH E	2004-05-06
2023	WATKINS RALPH E	2004-05-06
2024	WATKINS RALPH E	2004-05-06 NEUBERTS 2ND 19
	705 MCCONNELL ST	1WD
		$25,000
	ALGER OH 45812	

Eff Rate: – 47.98 — 45.44 — 41.45 — 40.13 — a/r

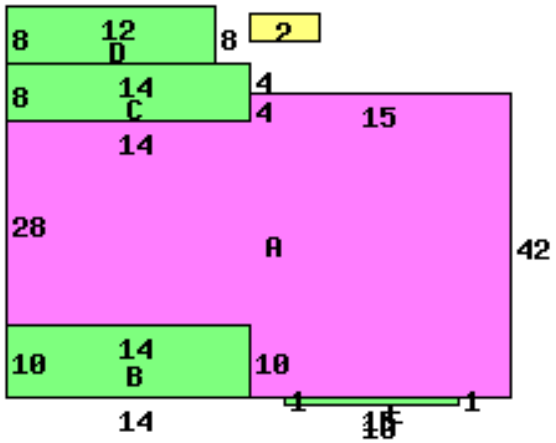
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	2630	3510	3510	3500
Bldg100%	46800	46800	60770	60770	60770
Totl100%	49430t	49430t	64290t	64290t	64270t
Cauv100%					
Tax Value:					
Land 35%	920	920	1230	1230	1230
Bldg 35%	16380	16380	21270	21270	21270
Totl 35%	17300t	17300t	22500t	22500t	22490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	751.62	711.94	852.44	826.60	
Sp-Asmnt	76.06	78.05	93.65	111.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1022		a	*MAIN
	OFP	P		140	4200	b	PORCH
	EFP	P		112	4480	c	PORCH
	DK	P		96	1440	d	PORCH
	OH	P		10	380	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
252	1	2004-05-06	WATKINS RALPH E	1WD	25000	2940	43140
577	1	2003-10-07	CHASE MANHATTAN MORTGAGE	1DD	39950	2940	43140
668	1	2000-11-15	REED JOSHUA K & JESSICA	1WD	53500	2940	36970
258	1	1996-05-03	WHITAKER JAMIE D &	1SD	33500	3310	29000
320	0	1987-04-30		*	28000	0	14800

Year	Land	Bldg	Total	Net Tax
2020	920	16380	17300	761.72
2019	880	13550	14430	586.20

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
176 BRANSTETTER - SCIOTO	XA/2024			
502 *ALGER LIGHTS	XV/2024			
910 COTTONWOOD CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



705 MCCONNELL ST 45812

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

B 1 2 U A

Plaster/Drywall	X
Floor/Pine	X
Number of Rooms	5
Bedrooms	2
Central Heat	A
GAS	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1022	102860
Subtotal		102860
Extra Features		10500
Total Value		113360

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	1 F/C		1022		C-	OLD/GD	102020	.40		56320
2	Garage		24X24	576		C	1951AV	13820	.65		4450

	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: 2015-07-14 Lister: 29-420036.0000-v082020R