MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420036.0000 RES
G03 2026

sale

2023	WATKINS RALPH E	2004-05-06
2024	WATKINS RALPH E	2004-05-06
2025	WATKINS RALPH E	2004-05-06
2026	WATKINS RALPH E	2004-05-06 NEUBERTS 2ND 19
	705 MCCONNELL ST	1WD
		$25,000
	ALGER OH 45812	

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

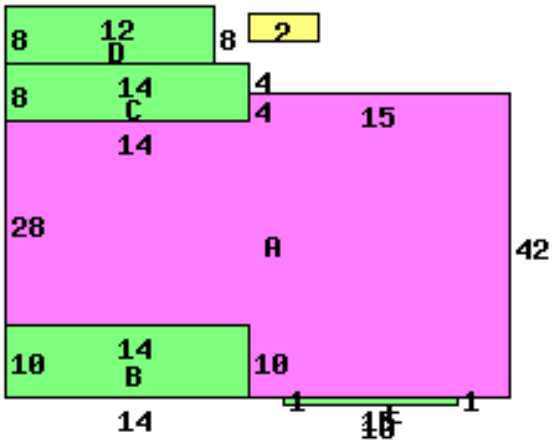
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	60770	60770	60770	60770		60770	82570	82570
Totl100%	64290t	64290t	64290t	64290t		64290t	86630t	86620t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	21270	21270	21270	21270		21270	28900	28900
Totl 35%	22500t	22500t	22500t	22500t		22500t	30320t	30320t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	852.44	826.60	825.46	825.46	825.46			
Sp-Asmnt	93.65	111.83	111.83	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
2022	920	16380	17300	711.94
2021	920	16380	17300	751.62

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			



705 MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1022	102860
	Subtotal			102860
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	10500
Floor/Pine	X	Total Value	113360
Number of Rooms	5		
Bedrooms	2	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PUB WATER	
GAS		PRIV SEWER	
Plumbing		PUB SIDEWALK	
Standard	1		
		Neighborhood:	
		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		1022		C-	OLD/GD	102020	.40		76520
2	Garage		24X24	576		C	1951AV	13820	.65		6050

	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:

29-420036.0000-v082020R