

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420036.0000
G03

RES
2025

sale

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

2022 WATKINS RALPH E	2004-05-06	
2023 WATKINS RALPH E	2004-05-06	
2024 WATKINS RALPH E	2004-05-06	
2025 WATKINS RALPH E	2004-05-06	NEUBERTS 2ND 19
705 MCCONNELL ST	LWD	
ALGER OH 45812	\$25,000	

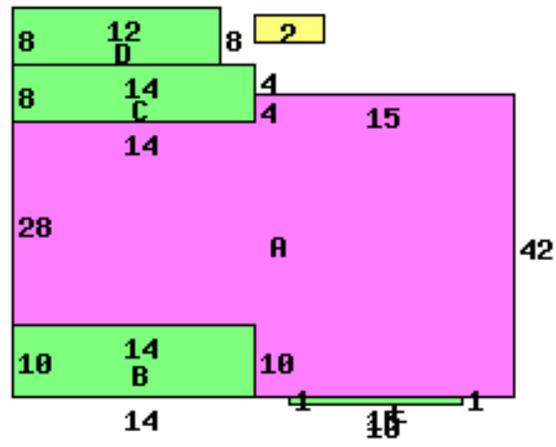
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	46800	60770	60770	60770	60770
Totl100%	49430t	64290t	64290t	64290t	64270t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	16380	21270	21270	21270	21270
Totl 35%	17300t	22500t	22500t	22500t	22490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	711.94	852.44	826.60	825.46	
Sp-Asmnt	78.05	93.65	111.83	111.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1022		a	*MAIN
	OFF	P		140	4200	b	PORCH
	EPF	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	LWD	25000	2940	43140
577	1	2003-10-07	CHASE MANHATTAN MORTGAGE	IDD	39950	2940	43140
668	1	2000-11-15	REED JOSHUA K & JESSICA	LWD	53500	2940	36970
258	1	1996-05-03	WHITAKER JAMIE D &	ISD	33500	3310	29000
320	0	1987-04-30		*	28000	0	14800

Year	Land	Bldg	Total	Net Tax
2021	920	16380	17300	751.62
2020	920	16380	17300	761.72

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	
Story Height 1	Sq-Ft	Value
Floor Level	1022	102860
Metal	Subtotal	102860
	Roof	
Plaster/Drywall	X	Extra Features
Floor/Pine	X	Total Value
Number of Rooms	5	113360
Bedrooms	2	
Central Heat	A	PUB ELECTRIC
GAS		PUB GAS
Plumbing		PUB WATER
Standard	1	PRIV SEWER
		PUB SIDEWALK
		Neighborhood:
		Code:
		Dwl/Gar/NC%
		2900
		.9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1022		C- OLD/GD	102020	.40		56320
2 Garage		24X24	576	C 1951AV	13820	.65		4450
front lot	acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value	true value	
	50.00	150	100	70	70	3500	3500	