

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-420046.0000
B08

RES
2025

sale

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

| | |
|------------------------------|------------|
| 2022 WINCE ROBERT M | 2021-10-15 |
| 2023 WINCE ROBERT M & STEP | 2022-07-12 |
| 2024 WINCE ROBERT M & STEP | 2022-07-12 |
| 2025 WINCE ROBERT M & STEPHA | 2022-07-12 |
| 408 OHIO | 2WD |
| ALGER OH 45812 | \$0 |

| | | | | | |
|----------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2630 | 3510 | 3510 | 3510 | 3500 |
| Bldg100% | 47430 | 63910 | 63910 | 63910 | 63920 |
| Totl100% | 50060t | 67430t | 67430t | 67430t | 67420t |
| Cauv100% | | | | | |

| | |
|--------------------|------------|
| 2026 SZIPPL SHERRI | 2025-06-02 |
| 408 OHIO | 2WD |
| ALGER OH 45812 | |

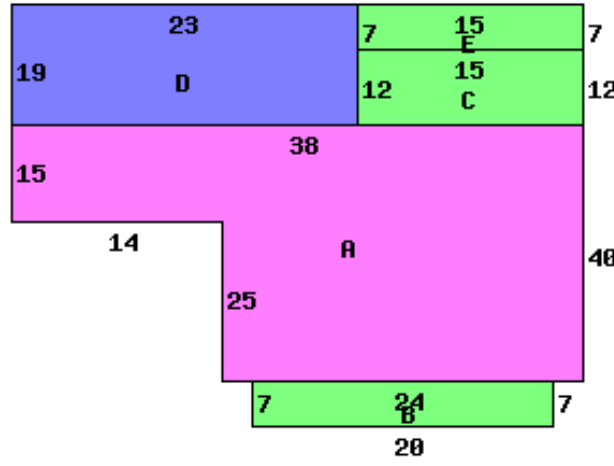
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Value: | | | | | |
| Land 35% | 920 | 1230 | 1230 | 1230 | 1230 |
| Bldg 35% | 16600 | 22370 | 22370 | 22370 | 22370 |
| Totl 35% | 17520t | 23600t | 23600t | 23600t | 23600t |
| Hmstd35% | | | | | |
| Owner Oc | 18.78 | 21.02 | 20.00 | 20.00 | |
| Hmstd RB | 350.72 | | | | |
| Net Tax | 351.52 | 873.10 | 847.02 | 845.82 | |
| Sp-Asmnt | 101.26 | 118.52 | 137.43 | 116.85 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 1170 | | | |
| | OFF | P | | 140 | 4200 | b | PORCH |
| | EFF | P | | 180 | 7200 | c | PORCH |
| | F | G | | 437 | 10490 | d | GRAGE |
| | CVP | P | | 105 | 2420 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 222 | 2 | 2025-06-02 | SZIPPL SHERRI | 2WD | 100000 | 3510 | 63910 |
| 304 | 2 | 2022-07-12 | WINCE ROBERT M & STEPHANI | 2WD * | 0 | 2630 | 47430 |
| 558 | 2 | 2021-10-15 | WINCE ROBERT M | 2FD | 5000 | 2630 | 47430 |
| 245 | 2 | 2016-06-15 | VARNER DONALD A | 2CT * | 0 | 3260 | 29310 |
| 301 | 2 | 1996-05-22 | VARNER DONALD A & | 2WD | 22100 | 3000 | 16200 |
| 214 | 0 | 1988-03-28 | | 2WD * | 0 | 0 | 15000 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 920 | 16600 | 17520 | 371.04 |
| 2020 | 920 | 16600 | 17520 | 376.08 |

| Project | ben acres | / % | factor |
|-------------------------------|-----------|-----|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 176 BRANSTETTER - SCIOTO | | | XA/2025 |
| 502 *ALGER LIGHTS | | | XV/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |
| 910 COTTONWOOD CONSERVANCY | | | XA/2025 |



408 OHIO ST 45812

| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS |
|-----------------|-----------------|----------------------------|
| Story Height | 1 | Sq-Ft Value |
| Floor Level | Main | FRAME 1170 103650 |
| Shingle | Roof | GABLE 103650 |
| Plaster/Drywall | X | Plumbing 700 |
| Panelled Wall | X | Garages and Carports 10490 |
| Number of Rooms | 6 | Extra Features 13820 |
| Bedrooms | 2 | Total Value 128660 |
| Central Heat | A | PUB ELECTRIC |
| FORCED AIR | | PUB GAS |
| Plumbing | | PUB WATER |
| Standard | 1 | PRIV SEWER |
| Extra Fixture | 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 | FtxFt | Area | Grade | Cond | Value | Dpr Dpr |
| | | 1170 | 1170 | C- | OLD/GD | 115790 | .40 63920 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended |
| | frontage | frontage | depth | factor | rate | rate | value |
| | | 50.00 | 150 | 100 | 70 | 70 | 3500 3500 |