

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	

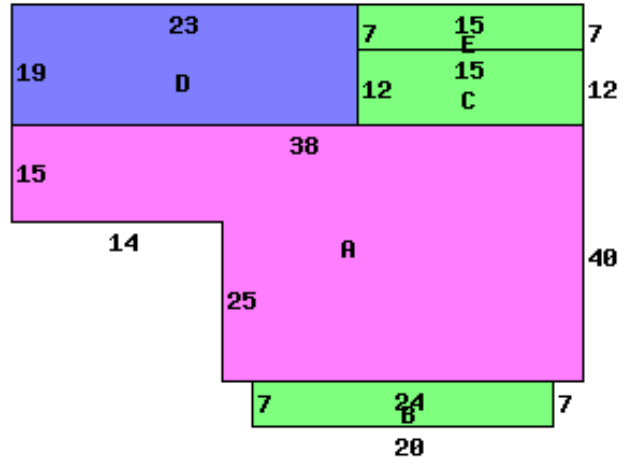
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	16600	22370	22370	22370	22370
Totl 35%	17520t	23600t	23600t	23600t	23600t
Hmstd35%					
Owner Oc	18.78	21.02	20.00	20.00	
Hmstd RB	350.72				
Net Tax	351.52	873.10	847.02	845.82	
Sp-Asmnt	101.26	118.52	137.43	116.85	

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			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	Rate	Grade	Value	Dpr Dpr	Value
		Area		Cond	115790	.40	63920
		1170		C- OLD/GD			
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	depth	rate	value	value
		50.00	150	100	70	3500	3500