

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430003.0000
B57

RES
2025

sale

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

2022	ROCK ROBERT E SR ETAL	1997-02-14	
2023	KARFIT ROBERTA E	2022-11-01	
2024	KARFIT ROBERTA E	2022-11-01	
2025	KARFIT ROBERTA E	2022-11-01	STIMMELS 3
	210 WAGNER	2AF	
	ALGER OH 45812	\$0	

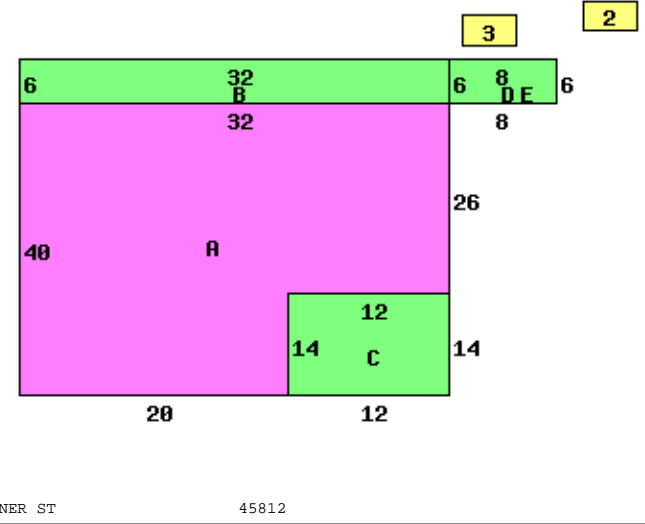
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2140	2860	2860	2860	2850
Bldg100%	39710	48600	48600	48600	48600
Totl100%	41860t	51460t	51460t	51460t	51450t
Cauv100%					
Tax Value:					
Land 35%	750	1000	1000	1000	1000
Bldg 35%	13900	17010	17010	17010	17010
Totl 35%	14650t	18010t	18010t	18010t	18010t
Hmstd35%					
Owner Oc	15.70	16.04	15.26	15.26	hmstd 1000 l 17010 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	236.48	327.04	294.64	281.68	
Sp-Asmnt	92.47	101.57	117.58	97.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1112			
	EFP	P		192	7680	b	PORCH
	EFP	P		168	6720	c	PORCH
	CAN	P		48	380	d	PORCH
	DK	P		48	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
506	2	2022-11-01	KARFIT ROBERTA E	2AF *	0	2140	39710
106	2	2022-02-28	ROCK ROBERT E SR	2CT *	0	2140	39710
77	2	1997-02-14	ROCK ROBERT E SR ETAL	2ED	15000	2060	7600
45	2	1997-02-06	FISHER ISABELLE	2AF *	0	2060	7600

Year	Land	Bldg	Total	Net Tax
2021	750	13900	14650	249.60
2020	750	13900	14650	253.00

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



210 WAGNER ST 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1112 102630
Shingle	Roof	GABLE 102630
Plaster/Drywall	X	Extra Features 15500
Panelled Wall	X	Total Value 118130
Floor/Hardwood	X	
Number of Rooms	5	PUB ELECTRIC
Bedrooms	2	PUB GAS
Central Heat	X	PUB WATER
FORCED AIR		PRIV SEWER
Plumbing		PUB SIDEWALK
Standard	1	Neighborhood:
		Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1112		D	OLD/AV	94500	.55	Dpr	39120
2 Garage	F	24X36	864	C	1998AV	22900	.55	Dpr	9480 CONCRET FL
3 Shed	*PP	6X10	0		OLD/	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		50.00	100	81	70	57	2850	2850	