

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-430004.0000  
B56

RES  
2025

sale

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

2022	DUNIFON THOMAS E JR &	2012-02-06
2023	DUNIFON THOMAS E JR &	2012-02-06
2024	DUNIFON THOMAS E JR &	2012-02-06
2025	DUNIFON THOMAS E JR & H 212 WAGNER ST	2012-02-06
	ALGER OH 45812	\$10,000

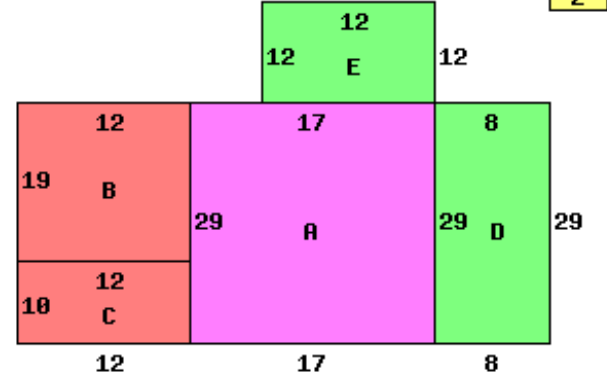
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2140	2860	2860	2860	2850
Bldg100%	30370	36310	36310	36310	36320
Totl100%	32510t	39170t	39170t	39170t	39170t
Cauv100%					
Tax Value:					
Land 35%	750	1000	1000	1000	1000
Bldg 35%	10630	12710	12710	12710	12710
Totl 35%	11380t	13710t	13710t	13710t	13710t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	468.32	519.42	503.68	502.98	
Sp-Asmnt	59.88	66.88	81.73	81.73	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		493			
2	F/C	A		228			ADDTN
1	F/C	A		120			ADDTN
	OFF	P		232	6960		PORCH
	FAT	P		144	430		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
47	1	2012-02-06	DUNIFON THOMAS E JR & HEA	1WD *	10000	2660	42140
171	3	2006-03-23	PRATER KENNETH J & ANGEL	3WD	10000	1970	42660
771	3	2005-11-21	J P MORGAN CHASE BANK TR	3SH	20000	1800	35400
19	3	2001-01-12	WILLIAMS BRUCE & BETH SE	3WD	34000	1860	30340
187	3	1995-03-16	GROSS CONNIE & MARION JR	3WD	29500	0	21600
387	0	1988-05-27		*	17000	0	14030
42	0	1986-01-21		*	24531	0	11800

Year	Land	Bldg	Total	Net Tax
2021	750	10630	11380	494.42
2020	750	10630	11380	501.06

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



212 WAGNER ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height		Sq-Ft	Value
Floor Level	Main FRAME	841	99640
	Full Upper FRAME	228	23220
	Part Upper FRAME	493	26400
	Subtotal		149260
Shingle	Roof GABLE		
	B 1 2 U A		
Plaster/Drywall	X X X	Extra Features	7390
Floor/Pine	X X X	Total Value	156650
Number of Rooms	3 2 1		
Bedrooms	2	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PUB WATER	
		PRIV SEWER	
Plumbing		PUB ALLEY	
Standard	1		
		Neighborhood:	
		Code:	2900
		Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C			D	OLD/FR	.65	.10	36320
2 Shed	*PP	6X10			OLD/			0
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		50.00	100	81	70	57	2850	2850