MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430005.0000 RES
B55 2025

sale

2022	PRATER KENNETH J & AN	2006-03-23
2023	PRATER KENNETH J & AN	2006-03-23
2024	PRATER KENNETH J & AN	2006-03-23
2025	GRIFFITH DYLAN M ETAL WAGNER	2024-03-04 STIMMELS 5 2WD $5,000
2026	DUNIFON THOMAS WAGNER ST	2025-06-26 2WD

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	2140	2860	2860	2860	2850
Bldg100%	2630	3970	3970	3970	3960
Totl100%	4770t	6830t	6830t	6830t	6810t
Cauv100%					
Tax Value:					
Land 35%	750	1000	1000	1000	1000
Bldg 35%	920	1390	1390	1390	1390
Totl 35%	1670t	2390t	2390t	2390t	2380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	68.72	90.54	87.80	87.68	
Sp-Asmnt	12.14	14.30	23.49	23.49	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
282	2	2025-06-26	DUNIFON THOMAS	2WD *	0	2860	3970
84	2	2024-03-04	GRIFFITH DYLAN M ETAL	2WD	5000	2860	3970
171	3	2006-03-23	PRATER KENNETH J & ANGEL	3WD	10000	1970	8000
771	3	2005-11-21	J P MORGAN CHASE BANK TR	3SH	20000	1800	6970
19	3	2001-01-12	WILLIAMS BRUCE & BETH SE	3WD	34000	1860	6260
187	3	1995-03-16	GROSS CONNIE & MARION JR	3WD	29500	0	7110
387	0	1988-05-27		*	17000	0	1510
42	0	1986-01-21		*	24531	0	710

Year	Land	Bldg	Total	Net Tax
2021	750	920	1670	72.56
2020	750	920	1670	73.54

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
176 BRANSTETTER - SCIOTO	XA/2025			
502 *ALGER LIGHTS	XV/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			

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WAGNER ST

PUB ELECTRIC
PUB GAS
PUB WATER
PUB ALLEY

Neighborhood:
Code: 2900
Dwl/Gar/NC% .9200

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Garage	F		688		D	1990FR	13210	.70		3960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	100	81	70	57	2850	2850

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-430005.0000-v082020R