

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430005.0000
B55

RES
2025

sale

2022 PRATER KENNETH J & AN
2023 PRATER KENNETH J & AN
2024 PRATER KENNETH J & AN
2025 GRIFFITH DYLAN M ETAL
WAGNER
2006-03-23
2006-03-23
2006-03-23
2024-03-04 STIMMELS 5
2WD
\$5,000

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

Tax Year 2022 2023 2024 2025 2025
Prop Cls 599 599 599 599 599
Acres
Land100% 2140 2860 2860 2860 2860
Bldg100% 2630 3970 3970 3970 3970
Totl100% 4770t 6830t 6830t 6830t 6830t
Cauv100%
Tax Value:
Land 35% 750 1000 1000 1000 1000
Bldg 35% 920 1390 1390 1390 1390
Totl 35% 1670t 2390t 2390t 2390t 2390t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 68.72 90.54 87.80 87.68 87.68
Sp-Asmnt 12.14 14.30 23.49 23.49

CAMA
599
3300
3960
7260t

2026 DUNIFON THOMAS
WAGNER ST
2025-06-26
2WD

Land 35% 750 1000 1000 1000 1000
Bldg 35% 920 1390 1390 1390 1390
Totl 35% 1670t 2390t 2390t 2390t 2390t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 68.72 90.54 87.80 87.68 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% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 Garage	F	FtxFt	688	Rate	D	Cond	Value	Dpr	Dpr	Value
						1990FR	13210	.70		3960
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	
	frontage	frontage	100	factor	rate	rate	value	value	value	
		50.00		81	81	66	3300	3300	3300	

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