MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430005.0000 RES
B55 2026

sale

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

2027 DUNIFON THOMAS	2025-06-26	
WAGNER ST	2WD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	2860	2860	2860	2860		2860	3310	3300
Bldg100%	3970	3970	3970	3970		3970	3970	3960
Totl100%	6830t	6830t	6830t	6830t		6830t	7290t	7260t
Cauv100%								
Tax Value:								
Land 35%	1000	1000	1000	1000		1000	1160	1160
Bldg 35%	1390	1390	1390	1390		1390	1390	1390
Totl 35%	2390t	2390t	2390t	2390t		2390t	2550t	2540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	90.54	87.80	87.68	87.68	87.68			
Sp-Asmnt	14.30	23.49	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
2022	750	920	1670	68.72
2021	750	920	1670	72.56

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
176	BRANSTETTER - SCIOTO	XA/2025			
502	*ALGER LIGHTS	XV/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			

1

WAGNER ST

PUB ELECTRIC
PUB GAS
PUB WATER
PUB ALLEY

Neighborhood:
Code: 2900
Dwl/Gar/NC% 1.2500

	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	81	66	3300	3300

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