

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430018.0000
B39

RES
2025

sale

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

2022	TEGLOVIC ABIGAIL B &	2020-08-12
2023	EVANS RYAN M	2022-07-08
2024	EVANS RYAN M	2022-07-08
2025	EVANS RYAN M	2022-07-08 PT SW 1/4 S8
	206 N MCCONNELL ST	LWD
	ALGER OH 45812	\$87,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3400	4540	4540	4540	4550
Bldg100%	37940	57430	57430	57430	57420
Totl100%	41340t	61970t	61970t	61970t	61970t
Cauv100%					

2026	PITNEY SHERI S	2025-07-08
	206 N MCCONNELL ST	LWD
	ALGER OH 45812	

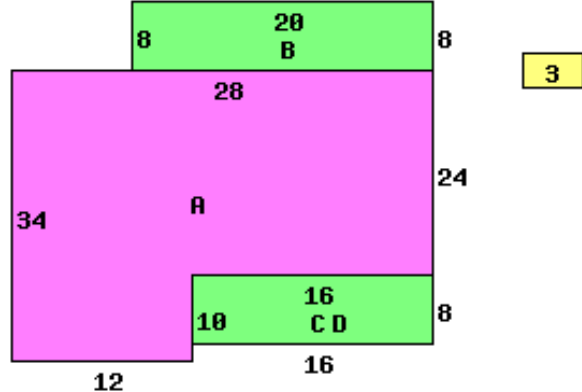
Tax Value:					
Land 35%	1190	1590	1590	1590	1590
Bldg 35%	13280	20100	20100	20100	20100
Totl 35%	14470t	21690t	21690t	21690t	21690t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	595.50	821.74	796.86	795.74	
Sp-Asmnt	69.36	91.02	110.07	110.07	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		792			
	OPF	P		160	4800	b	PORCH
	CAN	P		128	1020	c	PORCH
	PAT	P		128	380	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
286	1	2025-07-08	PITNEY SHERI S	LWD	119000	4540	57430
349	1	2022-07-08	EVANS RYAN M	LWD	87900	3400	37940
351	1	2020-08-12	TEGLOVIC ABIGAIL B & DERE	LSD	63000	3260	30570
204	1	2016-06-08	MULLINS PAIGE M	LWD	20000	3260	40340
228	1	2016-06-03	PITTS MONIE	ICT *	0	3260	40340
386	1	1989-05-15		LWD	22000	0	16000

Year	Land	Bldg	Total	Net Tax
2021	1190	13280	14470	628.66
2020	1190	13280	14470	620.52

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
500 HARDIN COUNTY LANDFILL			XA/2025



206 MCCONNELL ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level	792	96770	
Shingle	Subtotal	96770	
	Main	FRAME	
	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X	Extra Features	6200
Panelled Wall	X	Total Value	102970
Floor/Carpet	X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	5	PUB GAS	
Bedrooms	2	PUB WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB ALLEY	
Plumbing		Neighborhood:	
Standard	1	Code:	2900
		Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Grade	Cond	Dpr	Dpr	Value
2 Shed	*PP 0	8X8	64	C-	1959GD	0		53710
3 Garage		20X24	480	C	1989AV	11520	.65	0
								3710
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	rate	rate	rate	value	value
		65.00	150	100	70	70	4550	4550