MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430021.0000 RES
A12 2026

sale

2023 ROWE JOYCE D		2012-01-12
2024 ROWE JOYCE D		2012-01-12
2025 ROWE JOYCE D		2012-01-12
2026 ROWE JOYCE D		2012-01-12 J-MC 65
103 W WAGNER ST		1AF
		$0
ALGER OH 45812		

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

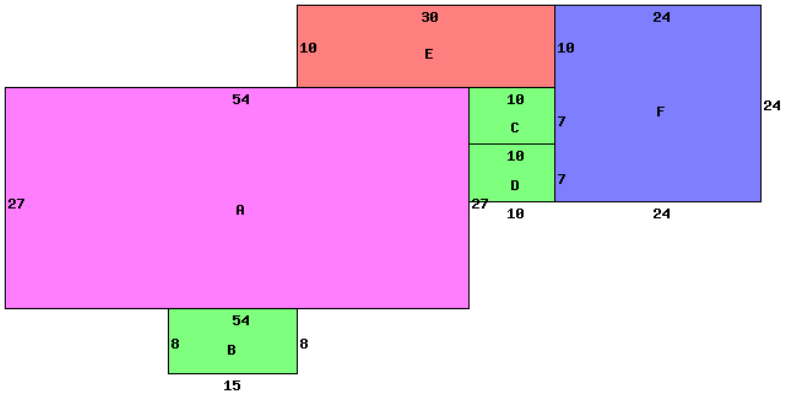
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	81170	81170	81170	81170		81170	110290	110290
Totl100%	84690t	84690t	84690t	84690t		84690t	114340t	114340t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	28410	28410	28410	28410		28410	38600	38600
Totl 35%	29640t	29640t	29640t	29640t		29640t	40020t	40020t
Hmstd35%								
Owner Oc	26.40	25.12	25.12	25.12	25.12			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	757.30	712.04	698.48	698.48	698.48			
Sp-Asmnt	115.16	138.32	138.32	138.32				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1458		a	*MAIN
	EFP	P		120	4800	b	PORCH
	EBW	P		70	2800	c	PORCH
	PAT	P		70	210	d	PORCH
1	F	A		300		e	ADDTN
	F	G		576	13820	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
14	1	2012-01-12	ROWE JOYCE D	1AF *	0	3260	78430
9	1	2000-01-04	ROWE HERBERT & JOYCE D	1SD	9000	2710	0
820	1	1992-09-02		1WD	5000	3000	0
554	1	1992-06-15		1WD	4000	0	3000

Year	Land	Bldg	Total	Net Tax
2022	920	18210	19130	416.04
2021	920	18210	19130	439.16

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			



103 W WAGNER ST 45812

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1758	128320
	Subtotal			128320
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3060
Floor/Tile-Lino	X	Plumbing	2100
Number of Rooms	5	Garages and Carports	13820
Bedrooms	3	Extra Features	7810
		Total Value	157110
Fireplace			
Openings	1	PUB ELECTRIC	
Stacks	1	PUB GAS	
Central Heat	A	PUB WATER	
GAS		PRIV SEWER	
Central A/C	A	PUB ALLEY	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	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	MH/REAL	1 F/C	27X54	1758		MHD	1999AV	125690	.22	.10	110290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-07-09 Lister:

29-430021.0000-v082020R