

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430028.0000
A84

RES
2025

sale

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

2022	PEOPLES MILDRED	2007-11-16
2023	PEOPLES MILDRED	2007-11-16
2024	PEOPLES MILDRED	2007-11-16
2025	PEOPLES MILDRED	2007-11-16
	106 S MCCONNELL ST	J-MC 72
		LWD
	ALGER OH 45812	\$37,100

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3460	4630	4630	4630	4620
Bldg100%	26690	35400	35400	35400	35410
Totl100%	30140t	40030t	40030t	40030t	40030t
Cauv100%					
Tax Value:					
Land 35%	1210	1620	1620	1620	1620
Bldg 35%	9340	12390	12390	12390	12390
Totl 35%	10550t	14010t	14010t	14010t	14010t
Hmstd35%	10510	13980	13980	13980	
Owner Oc	11.26	12.46	11.84	11.86	
Hmstd RB					
Net Tax	422.92	518.34	502.86	502.12	
Sp-Asmnt	57.35	67.73	82.79	82.79	

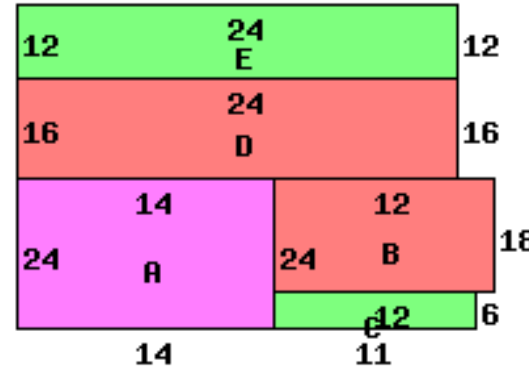
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		336			
1	F/C	A		216		b	ADDTN
	OFF	P		66	1980	c	PORCH
1	F	A		384		d	ADDTN
	PAT	P		288	860	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
632	1	2007-11-16	PEOPLES MILDRED	LWD	37100	3260	14540
411	1	1999-07-21	ARNETT CHASITY R	LWD	26000	2970	6830
1149	1	1995-11-22	MCCURDY SHERRY R	lqc *	0	3000	7000
461	1	1995-05-31	BAKER LYNN R	QC *	0	3000	7000
575	0	1987-07-10		*	0	0	7310
225	0	1986-04-07		*	5500	0	7310
859	0	1985-12-03		*	0	0	7310

Year	Land	Bldg	Total	Net Tax
2021	1210	9340	10550	446.46
2020	1210	9340	10550	452.44

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
502 *ALGER LIGHTS			XV/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025

3
2



106 S MCCONNELL ST 45812

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 936 102510
	Part Upper	FRAME 336 19610
	Subtotal	122120
Composition	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Plumbing -3800
Floor/Pine	X X	Extra Features 2840
Number of Rooms	3 2	Total Value 121160
Bedrooms	2	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
		PUB WATER
		PRIV SEWER
		PUB ALLEY
		Neighborhood:
		Code: 2900
		Dwl/Gar/NC% .9200

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1272		C-	OLD/FR	109040	.65	Dpr	35110
2 Garage	*SV CB 0	24X24	576		OLD/VP	200		Dpr	200
3 Lean-To	*SV	10X24	240		OLD/PR	100		Dpr	100
front lot	acres/ frontage	effective depth	depth	actual factor	effective rate	extended value	true value		
	70.5800	66.00	150	100	70	70	4620	4620	