MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430028.0000 RES
A84 2026

sale

2023 PEOPLES MILDRED	2007-11-16	
2024 PEOPLES MILDRED	2007-11-16	
2025 PEOPLES MILDRED	2007-11-16	
2026 PEOPLES MILDRED	2007-11-16	J-MC 72
106 S MCCONNELL ST	1WD	
	$37,100	
ALGER OH 45812		

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

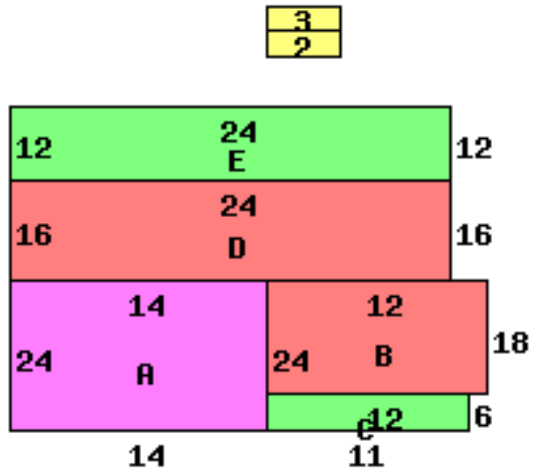
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4630	4630	4630	4630		4630	5340	5350
Bldg100%	35400	35400	35400	35400		35400	48000	48010
Totl100%	40030t	40030t	40030t	40030t		40030t	53340t	53360t
Cauv100%								
Tax Value:								
Land 35%	1620	1620	1620	1620		1620	1870	1870
Bldg 35%	12390	12390	12390	12390		12390	16800	16800
Totl 35%	14010t	14010t	14010t	14010t		14010t	18670t	18680t
Hmstd35%	13980	13980	13980	13980		13980	18640	
Owner Oc	12.46	11.84	11.86	11.86	11.86	hmstd 1620 l 12360 b		
Hmstd RB								
Net Tax	518.34	502.86	502.12	502.12	502.12			
Sp-Asmnt	67.73	82.79	82.79	82.79				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		336		a	*MAIN
1	F/C	A		216		b	ADDTN
	OFP	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:bldg
632	1	2007-11-16	PEOPLES MILDRED	1WD		37100	3260	14540
411	1	1999-07-21	ARNETT CHASITY R	1WD		26000	2970	6830
1149	1	1995-11-22	MCCURDY SHERRY R	1QC	*	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
2022	1210	9340	10550	422.92
2021	1210	9340	10550	446.46

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			



106 S MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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		
			PUB ELECTRIC	
Central Heat	A		PUB GAS	
FORCED AIR			PUB WATER	
			PRIV SEWER	
			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	DWELLING	1H F/C		1272		C-	OLD/FR	109040	.65		47710
2	Garage	*SV CB 0	24X24	576			OLD/VP	200			200
3	Lean-To	*SV	10X24	240		D	OLD/PR	100			100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	70.5800	66.00	150	100	81	81	5350	5350

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

29-430028.0000-v082020R