

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-430058.0000  
B53

RES  
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

|      |                |            |                      |  |  |
|------|----------------|------------|----------------------|--|--|
| 2020 | WALLEN PAUL    | 2005-11-18 |                      |  |  |
| 2021 | WALLEN PAUL    | 2005-11-18 |                      |  |  |
| 2022 | WALLEN PAUL    | 2005-11-18 |                      |  |  |
| 2023 | WALLEN PAUL    | 2005-11-18 | HARRIMANS TR PT 5 S8 |  |  |
|      | 302 WAGNER     | 1QC        | .46A FT VAC STREET   |  |  |
|      | ALGER OH 45812 | \$0        | 05.1-04-43-058       |  |  |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2020    | 2021    | 2022    | 2023    | CAMA    |
| Prop Cls   | 511     | 511     | 511     | 511     | 511     |
| Acres      | .4600   | .4600   | .4600   | .4600   |         |
| Land100%   | 4800    | 4800    | 4800    | 6430    | 6440    |
| Bldg100%   | 93170   | 93170   | 93170   | 99830   | 99840   |
| Totl100%   | 97970t  | 97970t  | 97970t  | 106260t | 106280t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 1680    | 1680    | 1680    | 2250    | 2250    |
| Bldg 35%   | 32610   | 32610   | 32610   | 34940   | 34940   |
| Totl 35%   | 34290t  | 34290t  | 34290t  | 37190t  | 37200t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 39.34   | 38.84   | 36.74   | 33.14   |         |
| Hmstd RB   | 375.24  | 370.28  | 350.72  | 339.26  |         |
| Net Tax    | 1095.22 | 1080.62 | 1023.70 | 1036.60 |         |
| Sp-Asmnt   | 131.09  | 131.10  | 133.09  | 141.79  |         |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |   |       |  |
|------|------|------|------|-------|-------|---|-------|--|
| 1    | B/C  | M    |      | 726   |       | a | *MAIN |  |
| 1    | B/S  | A    |      | 304   |       | b | ADDTN |  |
| 1    | OFF  | P    |      | 40    | 1200  | c | PORCH |  |
| 1    | F/S  | A    |      | 370   |       | d | ADDTN |  |
| 1    | F2   | G    |      | 440   | 12320 | e | GRAGE |  |
| 1    | F/C  | A    |      | 90    |       | f | ADDTN |  |
|      | OH   | P    |      | 23    | 870   | g | PORCH |  |
|      | OH   | P    |      | 22    | 840   | h | PORCH |  |

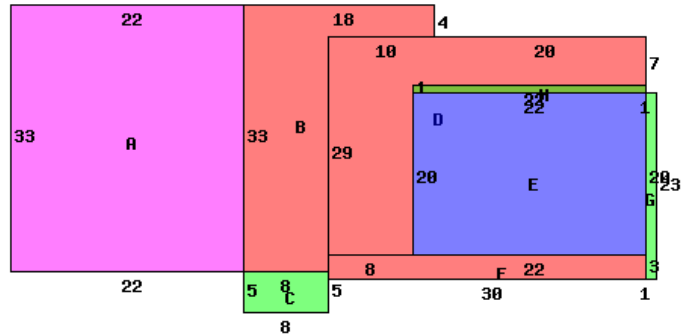
5-29-19 vac street was added

| Sale# | #p | sale date  | To                    | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-----------------------|---------------|--------|---------|---------|
| 459   | 1  | 2005-11-18 | WALLEN PAUL           | 1QC *         | 0      | 5690    | 79710   |
| 87    | 1  | 1993-02-08 | WALLEN PAUL & MARIE E | 1WD *         | 58000  | 0       | 0       |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2019 | 1600 | 26130 | 27730 | 750.52  |
| 2018 | 1600 | 26130 | 27730 | 753.92  |

| Project                         | ben acres | % | factor  |
|---------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY   |           |   | XA/2023 |
| 150 NEWLAND - SCIOTO            |           |   | XA/2023 |
| 171 COTTONWOOD JT. DITCH #958 - |           |   | XA/2023 |
| 502 *ALGER LIGHTS               |           |   | XV/2023 |
| 500 HARDIN COUNTY LANDFILL      |           |   | XA/2023 |
| 910 COTTONWOOD CONSERVANCY      |           |   | XA/2023 |

2



302 WAGNER ST 45812

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |                 |
|---------------------------|------------|------------------------|-----------------|
| Story Height              | 1          | Sq-Ft                  | Value           |
| Floor Level               | Main       | BRICK                  | 1490 121180     |
|                           | Full Upper | FRAME                  | 440 39450       |
|                           | Roof       | HIP                    | Subtotal 160630 |
| Shingle                   | B 1 2 U A  |                        |                 |
| Plaster/Drywall           | X X        | Fireplaces             | 2000            |
| Floor/Carpet              | X X        | Air Conditioning       | 3450            |
| Number of Rooms           | 1 8        | Plumbing               | 4200            |
| Bedrooms                  | 4          | Garages and Carports   | 12320           |
|                           |            | Extra Features         | 2910            |
|                           |            | Total Value            | 185510          |
| Fireplace                 |            |                        |                 |
| Openings                  | 1          |                        |                 |
| Stacks                    | 1          | PUB ELECTRIC           |                 |
| Central Heat              | A          | PUB WATER              |                 |
| F-A ELECT                 |            | PRIV SEWER             |                 |
| Central A/C               | A          | PUB PAVED ST/RD        |                 |
| Plumbing                  |            | Topo: LOW              |                 |
| Standard                  | 1          | Topo: SWAMPY           |                 |
| Extra 3 Fixture           | 2          |                        |                 |
|                           |            | Neighborhood:          |                 |
|                           |            | Code:                  | 2900            |
|                           |            | Dwl/Gar/NC%            | .9200           |

| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy Fnc  | True            |
|------------|----------|-----------|-------|-----------|-----------|----------|-----------------|
| 1 DWELLING | 1 B      | 1930      | Rate  | Grade     | Cond      | Value    | Dpr Dpr         |
| 2 Shed     | *PP      | 10X12     | 120   | C-        | 1973AV    | 166960   | .35 99840       |
|            |          |           |       | OLD/      |           | 0        | 0               |
| front lot  | acres/   | effective | depth | actual    | effective | extended | true            |
|            | frontage | frontage  | depth | factor    | rate      | value    | value           |
|            |          | 150.00    | 133   | 94        | 70        | 9900     | 6440 Excess Fro |

|            |                            |         |                         |
|------------|----------------------------|---------|-------------------------|
| Call Back: | Sign: PSN Date: 2015-07-09 | Lister: | 29-430058.0000-v082020R |
|------------|----------------------------|---------|-------------------------|