

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430058.0000
B53

RES
2025

sale

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

2022	WALLEN PAUL	2005-11-18			
2023	WALLEN PAUL	2005-11-18			
2024	WALLEN PAUL	2005-11-18			
2025	WALLEN PAUL	2005-11-18	HARRIMANS TR PT 5 S8		
	302 WAGNER	1QC	.46A PT VAC STREET		
	ALGER OH 45812	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.4600	.4600	.4600	.4600	
Land100%	4800	6430	6430	6430	6440
Bldg100%	93170	99830	99830	99830	99840
Totl100%	97970t	106260t	106260t	106260t	106280t
Cauv100%					
Tax Value:					
Land 35%	1680	2250	2250	2250	2250
Bldg 35%	32610	34940	34940	34940	34940
Totl 35%	34290t	37190t	37190t	37190t	37200t
Hmstd35%					
Owner Oc	36.74	33.14	31.52	31.52	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	1023.70	1036.60	983.02	969.08	
Sp-Asmnt	133.09	141.79	168.15	168.15	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		726		b	ADDTN
1	B/S	A		304		c	PORCH
	OFF	P		40	1200	d	ADDTN
1	F/S	A		370		e	GRAGE
F	B2	G		440	12320	f	ADDTN
1	F/C	A		90		g	PORCH
	OH	P		23	870	h	PORCH
	OH	P		22	840		

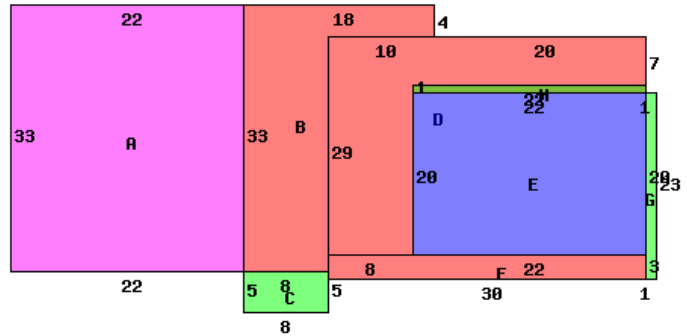
5-29-19 vac street was added

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
2021	1680	32610	34290	1080.62
2020	1680	32610	34290	1095.22

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
150 NEWLAND - SCIOTO			XA/2025
171 COTTONWOOD JT. DITCH #958 -			XA/2025
502 *ALGER LIGHTS			XV/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025

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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
	Subtotal	160630
Shingle	Roof HIP	
	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	Value
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