MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-430058.0000 RES
B53 2026

sale

2023 WALLEN PAUL	2005-11-18	
2024 WALLEN PAUL	2005-11-18	
2025 WALLEN PAUL	2005-11-18	
2026 WALLEN PAUL	2005-11-18	HARRIMANS TR PT 5 S8
302 WAGNER	1QC	.46A PT VAC STREET
	$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	511	511	511	511	0	511	511	511
Acres	.4600	.4600	.4600	.4600	.4600			
Land100%	6430	6430	6430	6430		6430	7400	7410
Bldg100%	99830	99830	99830	99830		99830	135660	135660
Totl100%	106260t	106260t	106260t	106260t		106260t	143060t	143070t
Cauv100%								
Tax Value:								
Land 35%	2250	2250	2250	2250		2250	2590	2590
Bldg 35%	34940	34940	34940	34940		34940	47480	47480
Totl 35%	37190t	37190t	37190t	37190t		37190t	50070t	50070t
Hmstd35%								
Owner Oc	33.14	31.52	31.52	31.52	31.52			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	1036.60	983.02	969.08	969.08	969.08			
Sp-Asmnt	141.79	168.15	168.15	168.15				

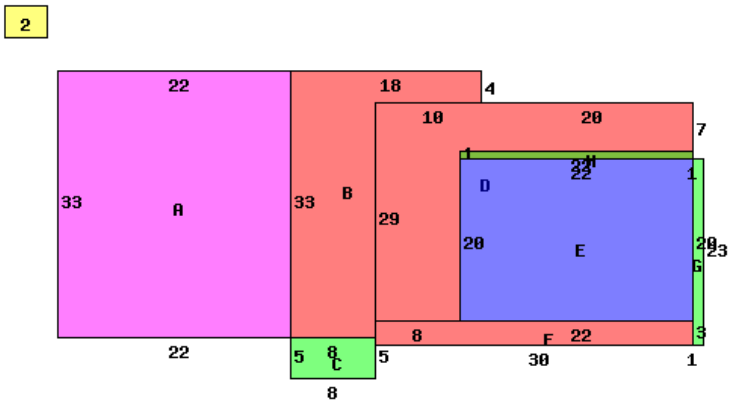
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		726		a	*MAIN
1	B/S	A		304		b	ADDTN
	OFP	P		40	1200	c	PORCH
1	F/S	A		370		d	ADDTN
F	B2	G		440	12320	e	GRAGE
1	F/C	A		90		f	ADDTN
	OH	P		23	870	g	PORCH
	OH	P		22	840	h	PORCH

5-29-19 vac street was added

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1680	32610	34290	1023.70
2021	1680	32610	34290	1080.62

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			



302 WAGNER ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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			
Floor/Carpet	X	X			
Number of Rooms	1	8			
Bedrooms		4			
Fireplace					
Openings		1			
Stacks		1			
Central Heat		A			
F-A ELECT					
Central A/C		A			
Plumbing					
Standard		1			
Extra 3 Fixture		2			

Fireplaces	2000
Air Conditioning	3450
Plumbing	4200
Garages and Carports	12320
Extra Features	2910
Total Value	185510
PUB ELECTRIC	
PUB WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: LOW	
Topo: SWAMPY	
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	1 B		1930		C-	1973AV	166960	.35		135660
2	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		150.00	133	94	81	76	11400	7410	Excess Fro

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