

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440001.0000
I52

RES
2025

sale

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

2022	SHELDON GREGORY S	2006-07-05			
2023	SHELDON GREGORY S	2006-07-05			
2024	SHELDON GREGORY S	2006-07-05			
2025	SHELDON GREGORY S	2006-07-05	PT NE 1/4 NE 1/4 S8		
	302 S MCCONNELL	2QC	.661A		
	ALGER OH 45812	\$0			

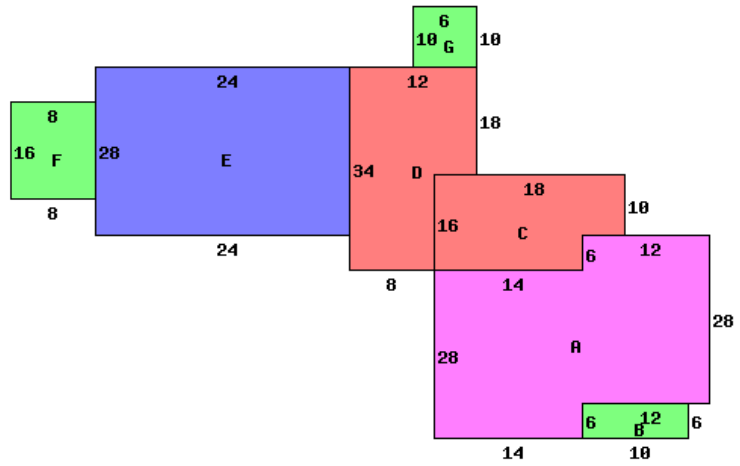
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.6610	.6610	.6610	.6610	
Land100%	10660	14200	14200	14200	14210
Bldg100%	27310	24770	24770	24770	24770
Totl100%	37970t	38970t	38970t	38970t	38980t
Cauv100%					
Tax Value:					
Land 35%	3730	4970	4970	4970	4970
Bldg 35%	9560	8670	8670	8670	8670
Totl 35%	13290t	13640t	13640t	13640t	13640t
Hmstd35%					
Owner Oc	14.24	12.16	11.56	11.56	
Hmstd RB					
Net Tax	532.70	504.62	489.54	488.86	
Sp-Asmnt	68.78	69.82	84.46	84.46	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		728		a	*MAIN
	STP	P		60	240	b	PORCH
1	F/C	A		264		c	ADDTN
1	F/C	A		344		d	ADDTN
	F2	G		672	16130	e	GRAGE
	CAN	P		128	1020	f	PORCH
	DK	P		60	900	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
241	2	2006-07-05	SHELDON GREGORY S	2QC *	0	9140	57430
		1996-10-10	SHELDON GREGORY S & RHON	2WD	43500	9140	27940

Year	Land	Bldg	Total	Net Tax
2021	3730	9560	13290	562.32
2020	3730	9560	13290	569.92

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
358 JACOBS-SCIOTO RIVER			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



302 S MCCONNELL ST 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1336 107080
	Full Upper	FRAME	728 54960
	Basement		728 13760
	Subtotal		175800
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	1400
Unfinished Wall	X	Garages and Carports	16130
Floor/Hardwood	X	Extra Features	2500
Floor/Pine	X	Total Value	195830
Number of Rooms	7		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PUB WATER	
FORCED AIR		PRIV SEWER	
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	2900
		Dwl/Gar/NC%	.9200

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	2064	Rate	C+	1912PR	215410	.75	.50	24770
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
		203.00	150	100	70	70	14210	14210		