

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440003.0000
I03

RES
2024

sale

2021	HOLBROOK STEVEN C	2019-02-28	
2022	HOLBROOK STEVEN C	2019-02-28	
2023	RIGDON DAVID	2022-02-15	
2024	RIGDON DAVID	2022-02-15	PT SE 1/4 S8 .941A
	208 MCCONNELL ST	10C	SEE 29-440003.01 FOR REST
	ALGER OH 45812	\$7,500	OF SPECIAL ASSESSMENTS

Eff Rate:- 47.98 — 45.44 — 41.45 — 40.13 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres	.9400	.9400	.9410	.9410	
Land100%	7540	7540	9910	9910	9910
Bldg100%	20110	20110	23400	23400	23390
Totl100%	27660t	27660t	33310t	33310t	33300t
Cauv100%					
Tax Value:					
Land 35%	2640	2640	3470	3470	3470
Bldg 35%	7040	7040	8190	8190	8190
Totl 35%	9680t	9680t	11660t	11660t	11660t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	420.56	398.36	441.76	428.38	
Sp-Asmnt	62.34	62.34	72.28	83.43	

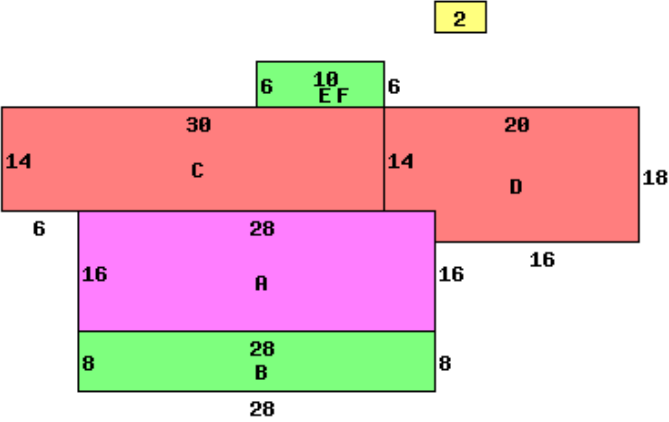
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		448		a	*MAIN
	POR	P		224	7170	b	PORCH
1HB	F	A		420		c	ADDTN
1 B	F	A		344		d	ADDTN
	CAN	P		60	480	e	PORCH
	STP	P		60	240	f	PORCH

#: 4 L/W
294400040000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
79	1	2022-02-15	RIGDON DAVID	10C	7500	7540	20110
59	2	2019-02-28	HOLBROOK STEVEN C	2CT *	0	7170	16110
147	1	2011-04-14	HOLBROOK OPAL JEAN	1CT *	0	7230	62090

Year	Land	Bldg	Total	Net Tax
2020	2640	7040	9680	426.20
2019	2510	5640	8150	0.00

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2024
176 BRANSTETTER - SCIOTO			XA/2024
502 *ALGER LIGHTS			XV/2024
358 JACOBS-SCIOTO RIVER			XA/2024
500 HARDIN COUNTY LANDFILL			XA/2024
910 COTTONWOOD CONSERVANCY			XA/2024



208 MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS
Sq-Ft Value

Story Height	2				
Floor Level		Main	FRAME	1212	103770
		Full Upper	FRAME	448	40160
		Part Upper	FRAME	420	23180
		Basement		1212	22570
		Subtotal			189680

Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X X		Fireplaces	2000
Panelled Wall	X X		Air Conditioning	3800
Unfinished Wall	X		Extra Features	7890
Floor/Hardwood	X X X		Total Value	203370
Number of Rooms	3 4 3			
Bedrooms	3			
Fireplace			PUB ELECTRIC	
Openings	1		PUB GAS	
Stacks	1		PUB WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	2900
Plumbing			Dwl/Gar/NC%	.9200
Standard	1			

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	10X14	2080		C	OLD/PR	203370	.75	.50	23390
2 Shed	*PP		80			OLD/FR	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	actual rate	effective rate	extended value	true value		
rear lot	105.0000	130.00	171	106	70	74	9620	9620		
	98.0000	98.00	112	13	25	3	290	290		

Call Back:

Sign: PSN Date: 2015-07-14 Lister:

29-440003.0000-v082020R