

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440003.0000
I03

RES
2025

sale

2022	HOLBROOK STEVEN C	2019-02-28	
2023	RIGDON DAVID	2022-02-15	
2024	RIGDON DAVID	2022-02-15	
2025	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:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres	.9400	.9410	.9410	.9410	.9410
Land100%	7540	9910	9910	9910	9910
Bldg100%	20110	23400	23400	23400	23400
Totl100%	27660t	33310t	33310t	33310t	33310t
Cauv100%					

CAMA
510

11470
31780
43250t

Tax Value:

Land 35%	2640	3470	3470	3470	3470
Bldg 35%	7040	8190	8190	8190	8190
Totl 35%	9680t	11660t	11660t	11660t	11660t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	398.36	441.76	428.38	427.78	427.78

Sp-Asmnt	62.34	72.28	83.43	83.43	
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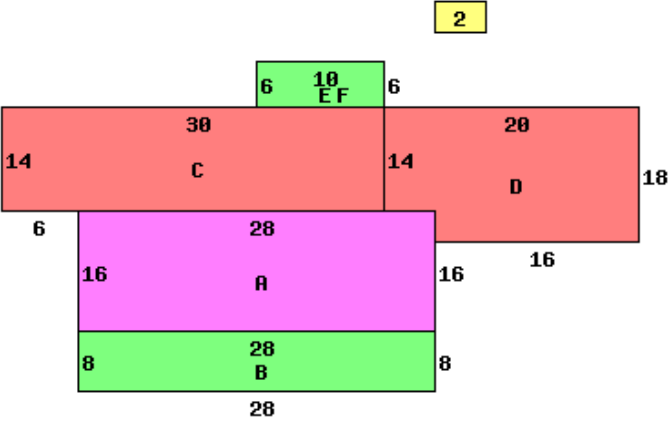
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		448		a	*MAIN
	POR	P		224	7170	b	PORCH
1HB	F	A		420		c	ADDTN
1 B	F	A		344		d	ADDTN
	CAN	P		60	480	e	PORCH
	STP	P		60	240	f	PORCH

#: 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
2021	2640	7040	9680	420.56
2020	2640	7040	9680	426.20

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
502 *ALGER LIGHTS			XV/2025
358 JACOBS-SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025



208 MCCONNELL ST 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

Story Height	2	Sq-Ft	Value
Floor Level		1212	103770
	Main	448	40160
	Full Upper	420	23180
	Part Upper	1212	22570
	Basement		189680
	Subtotal		

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% 1.2500
Standard	1					

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	10X14	2080		C	OLD/PR		203370	.75	.50	31780
2 Shed	*PP		80			OLD/FR		0			0
front lot	acres/	effective	depth	actual	effective	extended	true				
rear lot	frontage	frontage	factor	rate	rate	value	value				
	105.0000	130.00	171	106	81	11180	11180				
	98.0000	98.00	112	13	25	290	290				

Call Back:

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

29-440003.0000-v082020R