MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440003.0000 RES
I03 2026

sale

2023 RIGDON DAVID	2022-02-15	
2024 RIGDON DAVID	2022-02-15	
2025 RIGDON DAVID	2022-02-15	
2026 RIGDON DAVID	2022-02-15	PT SE 1/4 S8 .941A
208 MCCONNELL ST	1QC	SEE 29-440003.01 FOR REST
	$7,500	OF SPECIAL ASSESSMENTS
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	510	510	510	510	0	510	510	510
Acres	.9410	.9410	.9410	.9410	.9410			
Land100%	9910	9910	9910	9910		9910	11460	11470
Bldg100%	23400	23400	23400	23400		23400	31770	31780
Totl100%	33310t	33310t	33310t	33310t		33310t	43230t	43250t
Cauv100%								
Tax Value:								
Land 35%	3470	3470	3470	3470		3470	4010	4010
Bldg 35%	8190	8190	8190	8190		8190	11120	11120
Totl 35%	11660t	11660t	11660t	11660t		11660t	15130t	15140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	441.76	428.38	427.78	427.78	427.78			
Sp-Asmnt	72.28	83.43	83.43	83.43				

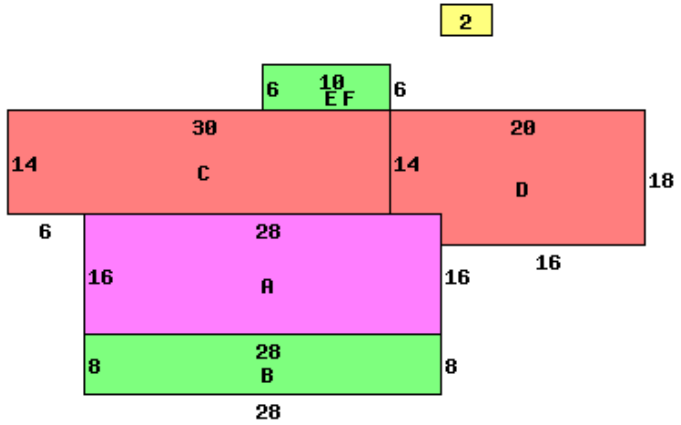
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		448		a	*MAIN
	POR	P		224	7170	b	PORCH
1HB	F	A		420		c	ADDTN
1 B	F	A		344		d	ADDTN
	CAN	P		60	480	e	PORCH
	STP	P		60	240	f	PORCH

#: 4 L/W
294400040000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
79	1	2022-02-15	RIGDON DAVID	1QC		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
2022	2640	7040	9680	398.36
2021	2640	7040	9680	420.56

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

			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	PUB ELECTRIC	
		PUB GAS	
Fireplace		PUB WATER	
Openings	1	PRIV SEWER	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2900
Central A/C	A	Dwl/Gar/NC%	1.2500
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2080		C	OLD/PR	203370	.75	.50	31780
2	Shed	*PP	10X14	80			OLD/FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	105.0000	130.00	171	106	81	86	11180	11180
rear lot	98.0000	98.00	112	13	25	3	290	290

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