

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-440003.0000
I03

RES
2025

sale

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

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
	208 MCCONNELL ST	PT SE 1/4 S8 .941A
		1QC SEE 29-440003.01 FOR REST
		OF SPECIAL ASSESSMENTS
	ALGER OH 45812	\$7,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.9400	.9410	.9410	.9410	
Land100%	7540	9910	9910	9910	9910
Bldg100%	20110	23400	23400	23400	23390
Totl100%	27660t	33310t	33310t	33310t	33300t
Cauvl00%					
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 Oc					
Hmstd RB					
Net Tax	398.36	441.76	428.38	427.78	
Sp-Asmnt	62.34	72.28	83.43	83.43	

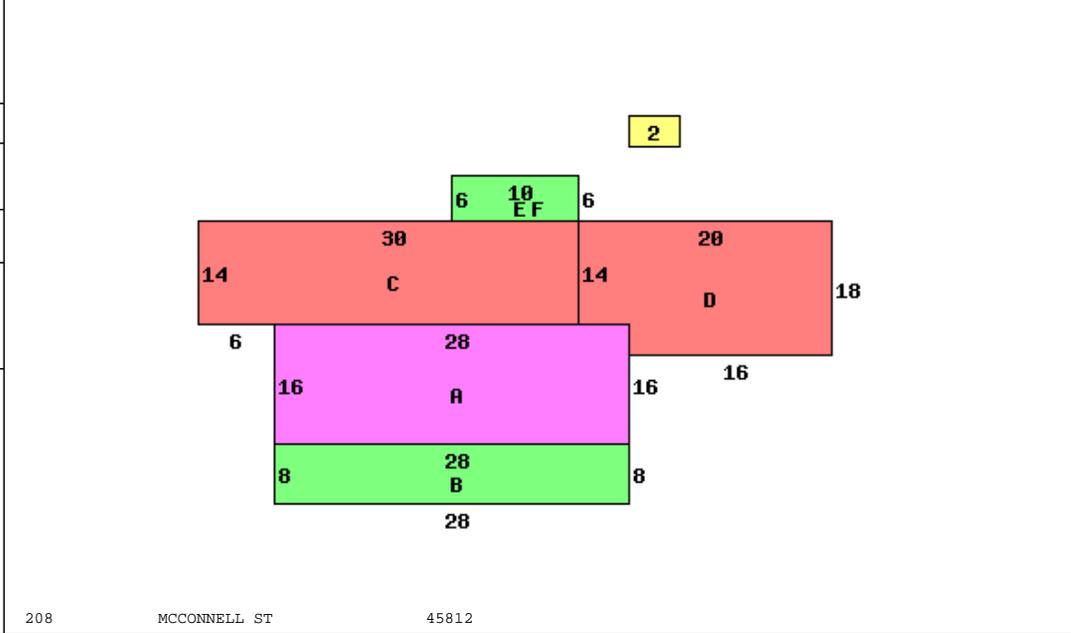
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		448		b	PORCH
	POR	P		224	7170	c	ADDTN
1HB	F	A		420		d	ADDTN
1 B	F	A		344		e	PORCH
	CAN	P		60	480	f	PORCH
	STP	P		60	240		

#: 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
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				
	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%		.9200
Plumbing				
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		2080		C	OLD/PR	203370	.75	.50	23390
2 Shed	*PP	10X14	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	70	9620	9620			
	98.0000	98.00	112	13	25	290	290			