

MARION TWP  
ALGER CORP

00280

Hardin County, Ohio  
Michael T. Bacon, Auditor

29-400005.0000  
A20

COM  
2025

sale

Eff Rate:- 44.43 — 48.27 — 46.99 — 47.32 — a/r

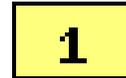
2022 WIWA LLC 2017-04-06  
2023 WIWA LLC 2017-04-06  
2024 WIWA LLC 2017-04-06  
2025 WIWA LLC 2017-04-06 ORIG 5  
107 N MAIN 4CT  
ALGER OH 45812 \$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres					
Land100%	5510	3510	3510	3510	3500
Bldg100%	147030	181940	181940	192060	192060
Totl100%	152540t	185460t	185460t	195570t	195560t
Cauv100%					
Tax Value:					
Land 35%	1930	1230	1230	1230	1230
Bldg 35%	51460	63680	63680	67220	67220
Totl 35%	53390t	64910t	64910t	68450t	68450t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2371.96	3133.04	3049.82	3238.78	
Sp-Asmnt	433.96	467.54	506.02	496.06	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
144	5	2017-04-06	WIWA LLC	4CT *	0	5260	155430
27	3	2011-01-05	WIWA PROPERTY HOLDINGS LL	3WD	165000	4000	99510
287	3	2004-07-01	MICHAEL HURLEY LLC	3WD *	0	4000	92090
1013	1	1989-12-01		1WD	45000	0	86710

Year	Land	Bldg	Total	Net Tax
2021	1930	51460	53390	2473.26
2020	1930	51460	53390	2507.74

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
910 COTTONWOOD CONSERVANCY				XA/2025



107 N MAIN ST 45812

PUB ELECTRIC  
PUB GAS  
PUB WATER  
PUB ALLEY

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 OFF/STORA		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
			11610	31.66	C	1982GD	367570	.45 .05 192060

Neighborhood:  
Code: 2900  
Dwl/Gar/NC% .9200

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		50.00	150	100	70	70	3500	3500

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400005.0000-v082020R