

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

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

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

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