

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400006.0000
A19

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
105 N MAIN ST	2017-04-06 ORIG 6 PT ALLY
	4CT
ALGER OH 45812	\$0

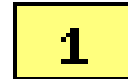
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres					
Land100%	5510	3510	3510	3510	3500
Bldg100%	570	460	460	460	450
Totl100%	6090t	3970t	3970t	3970t	3950t
Cauvl00%					
Tax Value:					
Land 35%	1930	1230	1230	1230	1230
Bldg 35%	200	160	160	160	160
Totl 35%	2130t	1390t	1390t	1390t	1380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	94.64	67.08	65.32	65.78	
Sp-Asmnt	13.71	11.49	19.93	19.93	

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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
144	5	2017-04-06	WIWA LLC	4CT *	0	5260	830
7	3	2011-01-05	WIWA PROPERTY HOLDINGS LL	3WD	165000	4000	1000
287	3	2004-07-01	MICHAEL HURLEY LLC	3WD *	0	4000	940
1013	1	1989-12-01		1WD	45000	4000	0

Year	Land	Bldg	Total	Net Tax
2021	1930	200	2130	98.66
2020	1930	200	2130	100.04

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
176 BRANSTETTER - SCIOTO				XA/2025
502 *ALGER LIGHTS				XV/2025
910 COTTONWOOD CONSERVANCY				XA/2025



105 N MAIN ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True	
1 Paving		FtxFt	Area	Grade	Cond Value	Dpr Dpr	Value	
			1500	1.50	C 1990AV	2250	.80	450
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		50.00	150	100	70	70	3500	3500

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

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400006.0000-v082020R