MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400006.0000 COM
A19 2026

sale

2023 WIWA LLC	2017-04-06	
2024 WIWA LLC	2017-04-06	
2025 WIWA LLC	2017-04-06	
2026 WIWA LLC	2017-04-06 ORIG 6 PT ALLY	
105 N MAIN ST	4CT	
	$0	
ALGER OH 45812		

Eff Rate:- 48.27 46.99 47.32 47.32 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	447
Acres							
Land100%	3510	3510	3510	3510	3510	4200	4200
Bldg100%	460	460	460	460	460	540	540
Totl100%	3970t	3970t	3970t	3970t	3970t	4740t	4740t
Cauv100%							
Tax Value:							
Land 35%	1230	1230	1230	1230	1230	1470	1470
Bldg 35%	160	160	160	160	160	190	190
Totl 35%	1390t	1390t	1390t	1390t	1390t	1660t	1660t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	67.08	65.32	65.78	65.78			
Sp-Asmnt	11.49	19.93	19.93	19.93			

294000950000 .002a

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
2022	1930	200	2130	94.64
2021	1930	200	2130	98.66

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			

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105 N MAIN ST 45812

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

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Paving			1500	1.80	C	1990AV	2250	.80		540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	70	70	3500	4200

Call Back: Sign: PSN Date: 2015-07-09 Lister:

29-400006.0000-v082020R