MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400007.0000 COM
A18 2025

sale

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 E PT 7
MAIN	4CT	
	$0	

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

	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	456	456	456	456	456
Acres					
Land100%	4260	2710	2710	2710	2700
Bldg100%	1690	1340	1340	1340	1350
Totl100%	5940t	4060t	4060t	4060t	4050t
Cauv100%					
Tax Value:					
Land 35%	1490	950	950	950	940
Bldg 35%	590	470	470	470	470
Totl 35%	2080t	1420t	1420t	1420t	1420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	92.40	68.54	66.72	67.18	
Sp-Asmnt	35.94	32.98	40.61	20.03	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
144	4	2017-04-06	WIWA LLC	4CT *	0	4060	2540
7	3	2011-01-05	WIWA PROPERTY HOLDINGS LL	3WD	165000	3110	3000
287	3	2004-07-01	MICHAEL HURLEY LLC	3WD *	0	3110	2830
1013	1	1989-12-01		1WD	45000	0	17430

Year	Land	Bldg	Total	Net Tax
2021	1490	590	2080	96.36
2020	1490	590	2080	97.70

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
176 BRANSTETTER - SCIOTO	XA/2025			
502 *ALGER LIGHTS	XV/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			

1

MAIN ST

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB SIDEWALK

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Paving			4500	1.50	C	1990AV	6750	.80		1350

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	90	77	70	54	2700	2700

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400007.0000-v082020R