

MARION TWP
ALGER CORP

08:33 PM

29-400007.0000
A18

COM
2025

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2022 WIWA LLC
2023 WIWA LLC
2024 WIWA LLC
2025 WIWA LLC
MAIN

2017-04-06
2017-04-06
2017-04-06
2017-04-06 ORIG E PT 7
4CT
\$0

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

Tax Year	2022	2023	2024	2025
Prop CIs	456	456	456	456
Acres				
Land100%	4260	2710	2710	2710
Bldg100%	1690	1340	1340	1340
Tot100%	5940t	4060t	4060t	4060t

CAMA
456

3240
1620
4860t

- Tax Value:

Land 35%	1490	950	950	950
Bldg 35%	590	470	470	470
Totl 35%	2080t	1420t	1420t	1420t
Hmstd 35%				
Owner Oc				
Hmstd RB				
Net Tax	92.40	68.54	66.72	67.18

Sp-Asmnt	35.94	32.98	40.61	20.03
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Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bltdg
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

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		

MAIN ST

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB SIDEWALK

Neighborhood:
Code:
Dwl/Gar/NC%
lot/hmsite%
res-ag:1nd%
ag-t:c/p/w%
ag-t:other%
ag:outbldg%

	Bldg Type	SHB+Cons	DixHt FtxFt	Area 4500	Unit Rate 1.80	Grade C	Blt/Renov Cond 1990AV	Replace Value 6750	Phy Dpr .80	Fnc Dpr	True Value 1620
1	Paving										
	front lot	acres/ frontage	effective frontage 50.00	depth 90	depth factor 77	actual rate 70	effective rate 54	extended value 2700			true value 3240

Call Back:

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

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