MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400007.0000 COM
A18 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 E PT 7
MAIN	4CT	
	$0	

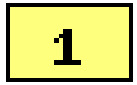
Eff Rate:- 48.27 — 46.99 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	456	456	456
Acres							
Land100%	2710	2710	2710	2710	2710	3230	3240
Bldg100%	1340	1340	1340	1340	1340	1630	1620
Totl100%	4060t	4060t	4060t	4060t	4060t	4860t	4860t
Cauv100%							
Tax Value:							
Land 35%	950	950	950	950	950	1130	1130
Bldg 35%	470	470	470	470	470	570	570
Totl 35%	1420t	1420t	1420t	1420t	1420t	1700t	1700t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	68.54	66.72	67.18	67.18			
Sp-Asmnt	32.98	40.61	20.03	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
2022	1490	590	2080	92.40
2021	1490	590	2080	96.36

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:	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			4500	1.80	C	1990AV	6750	.80		1620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	90	77	70	54	2700	3240

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

29-400007.0000-v082020R