MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400008.0000 COM
A17 2024

sale

2021 WIWA LLC	2017-04-06
2022 WIWA LLC	2017-04-06
2023 WIWA LLC	2017-04-06
2024 WIWA LLC	2017-04-06 ORIG E PT 8
101 N MAIN ST	4CT
	$0
ALGER OH 45812	

Eff Rate: – 46.32 — 44.43 — 48.27 — 46.99 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	444	499	499	499	499
Acres					
Land100%	4260	4260	2710	2710	2700
Bldg100%	9090	510	1290	1290	1290
Totl100%	13340t	4770t	4000t	4000t	3990t
Cauv100%					
Tax Value:					
Land 35%	1490	1490	950	950	940
Bldg 35%	3180	180	450	450	450
Totl 35%	4670t	1670t	1400t	1400t	1400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	216.34	74.20	67.58	65.78	
Sp-Asmnt	37.40	12.38	11.57	19.95	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
144	4	2017-04-06	WIWA LLC	4CT *	0	4060	20800
426	1	2012-09-21	WIWA PROPERTY HOLDINGS LL	1WD	13000	4060	20800
442	2	2010-11-12	HENDERSON JERRY	2WD *	0	3600	49800
456	2	2006-10-18	MCCULLOUGH REX A	2WD	35000	3110	41890
419	2	2004-07-16	JOH LLC	2WD	30000	3110	36970
71	2	2003-02-13	HOLLON LARRY E & COLEEN	2SD	13000	3110	36970
411	2	2002-09-27	ALGER COMMUNITY FIRE ASS	2QC *	0	3110	36970
818	0	1987-09-21		*	60000	0	58510
	0	1973-07-01		*	0	0	66830

Year	Land	Bldg	Total	Net Tax
2020	1490	3180	4670	219.36
2019	1420	3180	4600	218.74

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
176 BRANSTETTER - SCIOTO	XA/2024			
502 *ALGER LIGHTS	XV/2024			
910 COTTONWOOD CONSERVANCY	XA/2024			

101 N MAIN ST 45812

Occupancy 0 Vacant Land

B 1 2 U A

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
2	Paving			4300	1.50	C	1906AV	6450	.80		1290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	91	77	70	54	2700	2700

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400008.0000-v082020R