MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400008.0000 COM
A17 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 8
101 N MAIN ST	4CT	
	$0	
ALGER OH 45812		

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

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	499	499	499	499	499	499	499
Acres							
Land100%	2710	2710	2710	2710	2710	3230	3240
Bldg100%	1290	1290	1290	1290	1290	1540	1550
Totl100%	4000t	4000t	4000t	4000t	4000t	4770t	4790t
Cauv100%							
Tax Value:							
Land 35%	950	950	950	950	950	1130	1130
Bldg 35%	450	450	450	450	450	540	540
Totl 35%	1400t	1400t	1400t	1400t	1400t	1670t	1680t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	67.58	65.78	66.24	66.24			
Sp-Asmnt	11.57	19.95	20.55	20.55			

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	0	1973-07-01			*	0	0	66830

Year	Land	Bldg	Total	Net Tax
2022	1490	180	1670	74.20
2021	1490	3180	4670	216.34

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			

101 N MAIN ST 45812

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
2	Paving			4300	1.80	C	1906AV	7740	.80		1550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	91	77	70	54	2700	3240

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

29-400008.0000-v082020R