MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400022.0000 COM
A23 2025

sale

2022	CRAMER RANDY & ROBIN	1991-04-26
2023	114 DINER LLC	2022-06-03
2024	114 DINER LLC	2022-06-03
2025	WIWA LLC	2024-03-28 ORIG 36 FT S31
	N MAIN ST	2WD
		$42,000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	456	456	456	456	456
Acres					
Land100%	3970	2510	2510	2510	2520
Bldg100%	1140	1460	1460	1460	1470
Totl100%	5110t	3970t	3970t	3970t	3990t
Cauv100%					
Tax Value:					
Land 35%	1390	880	880	880	880
Bldg 35%	400	510	510	510	510
Totl 35%	1790t	1390t	1390t	1390t	1400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	79.52	67.08	65.32	65.78	
Sp-Asmnt	35.05	32.87	40.49	20.51	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
115	2	2024-03-28	WIWA LLC	2WD	42000	2510	1460
275	2	2022-06-03	114 DINER LLC	2WD	72000	3970	1140
274	2	2022-06-03	PEARSON DAVID	2WD	40000	3970	1140
280	1	1991-04-26		1UN *	38000	0	2910
80	1	1989-02-02		1WD	20000	2910	0

Year	Land	Bldg	Total	Net Tax
2021	1390	400	1790	82.92
2020	1390	400	1790	84.06

	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			

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N MAIN ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB ALLEY

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			4900	1.50	C	1980AV	7350	.80		1470

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		36.00	150	100	70	70	2520	2520

Call Back: Sign: PSN Date: 2015-07-09 Lister: 29-400022.0000-v082020R