MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400022.0000 COM
A23 2026

sale

2023	114 DINER LLC	2022-06-03
2024	114 DINER LLC	2022-06-03
2025	WIWA LLC	2024-03-28
2026	WIWA LLC	2024-03-28 ORIG 36 FT S31
	N MAIN ST	2WD
		$42,000

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%	2510	2510	2510	2510	2510	3030	3020
Bldg100%	1460	1460	1460	1460	1460	1770	1760
Totl100%	3970t	3970t	3970t	3970t	3970t	4800t	4780t
Cauv100%							
Tax Value:							
Land 35%	880	880	880	880	880	1060	1060
Bldg 35%	510	510	510	510	510	620	620
Totl 35%	1390t	1390t	1390t	1390t	1390t	1680t	1670t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	67.08	65.32	65.78	65.78			
Sp-Asmnt	32.87	40.49	20.51	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
2022	1390	400	1790	79.52
2021	1390	400	1790	82.92

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			

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N MAIN ST 45812

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB ALLEY

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			4900	1.80	C	1980AV	7350	.80		1760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		36.00	150	100	70	70	2520	3020

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

29-400022.0000-v082020R