

MARION TWP
ALGER CORP

00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400092.0000
C60

COM
2025

sale

2022 WINDY KNOLL LIMITED P	1996-03-28
2023 WINDY KNOLL LIMITED P	1996-03-28
2024 WINDY KNOLL LIMITED P	1996-03-28
2025 WINDY KNOLL LIMITED PAR	1996-03-28
210 E WAGNER ST	PT W2 SW4 ALGER LANDS
	LWD 2.35A
ALGER OH 45812	\$45,000

Eff Rate:-	44.43	48.27	46.99	47.32	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	402	402	402	402	402
Acres	2.3500	2.3500	2.3500	2.3500	
Land100%	24770	31200	31200	31200	31190
Bldg100%	615000	643030	643030	643030	643040
Totl100%	639770t	674230t	674230t	674230t	674230t
Cauv100%					
Tax Value:					
Land 35%	8670	10920	10920	10920	10920
Bldg 35%	215250	225060	225060	225060	225060
Totl 35%	223920t	235980t	235980t	235980t	235980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	9948.10	11390.12	11087.62	11165.62	
Sp-Asmnt	1344.59	1381.38	1496.71	1497.91	

Orig Tax Year 1997
Parent: 29-400080.0000

11-8-12 Values changed by BTA Case #2010-K-3402 on 2009 values for 2010 dupl.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
170	1	1996-03-28	WINDY KNOLL LIMITED PART		45000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8670	215250	223920	10372.98
2020	8670	215250	223920	10517.66

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
176 BRANSTETTER - SCIOTO			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
502 *ALGER LIGHTS			XV/2025



210 E WAGNER ST 45812

Neighborhood: 2900
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 APTS	36 U		28040	37.63	C	1997AV	1055150	.40			633090
2 Paving			18960	1.50	C	1997AV	28440	.65			9950
site value	acres/ frontage	effective frontage	depth	actual depth	factor	rate	effective rate	extended value			true value
site value	1.9400					15000		29100			29100
site value	.4100					5000		2090			2090