MARION TWP
ALGER CORP 00280

Hardin County, Ohio
Michael T. Bacon, Auditor

29-400092.0000 COM
C60 2026

sale

2023 WINDY KNOLL LIMITED P	1996-03-28	
2024 WINDY KNOLL LIMITED P	1996-03-28	
2025 WINDY KNOLL LIMITED P	1996-03-28	
2026 WINDY KNOLL LIMITED PAR	1996-03-28 PT W2 SW4 ALGER LANDS	
210 E WAGNER ST	1WD 2.35A	
	$45,000	
ALGER OH 45812		

Orig Tax Year 1997
Parent: 29-400080.0000

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	402	402	402	402	402	469	469
Acres	2.3500	2.3500	2.3500	2.3500			
Land100%	31200	31200	31200	31200	31200	37430	37430
Bldg100%	643030	643030	643030	643030	643030	771570	771560
Totl100%	674230t	674230t	674230t	674230t	674230t	809000t	808990t
Cauv100%							
Tax Value:							
Land 35%	10920	10920	10920	10920	10920	13100	13100
Bldg 35%	225060	225060	225060	225060	225060	270050	270050
Totl 35%	235980t	235980t	235980t	235980t	235980t	283150t	283150t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	11390.12	11087.62	11165.62	11165.62			
Sp-Asmnt	1381.38	1496.71	1497.91	1497.91			

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
2022	8670	215250	223920	9948.10
2021	8670	215250	223920	10372.98

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			

1

210 E WAGNER ST 45812

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	APTS	36 U		28040	45.15	C	1997AV	1266010	.40		759610
2	Paving			18960	1.80	C	1997AV	34130	.65		11950

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.9400				15000		29100	34920
site value	.4100				5000		2090	2510

Call Back: Sign: PSN Date: 2015-07-10 Lister: 29-400092.0000-v082020R