HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-200002.0000 RES
C02 2026

sale

2023	KENG VICHEA & SAVOEUN	2016-02-04		
2024	KENG VICHEA & SAVOEUN	2016-02-04		
2025	KENG VICHEA & SAVOEUN	2016-02-04		
2026	KENG VICHEA & SAVOEUNG	2016-02-04	12179	.64A
	344 N MAIN STREET	2SD		
		$0		
	MT VICTORY OH 43340			

2027	KEP VICTOR & JAYLIN	2025-08-07	
	344 N MAIN ST	1SD	
	MT VICTORY OH 43340		

Eff Rate: – 40.86 — 41.23 — 40.16 — 40.16 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres	.6400	.6400	.6400	.6400	.6400			
Land100%	14310	14310	14310	14310		14310	16510	16510
Bldg100%	48910	48910	48910	48910		48910	66860	66860
Totl100%	63230t	63230t	63230t	63230t		63230t	83370t	83370t
Cauv100%								
Tax Value:								
Land 35%	5010	5010	5010	5010		5010	5780	5780
Bldg 35%	17120	17120	17120	17120		17120	23400	23400
Totl 35%	22130t	22130t	22130t	22130t		22130t	29180t	29180t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	826.00	834.20	811.40	811.40	811.40			
Sp-Asmnt	72.49	76.49	76.49	76.49				

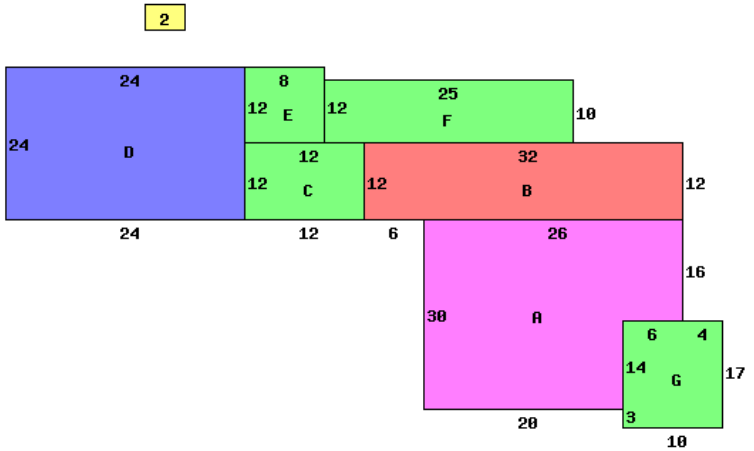
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		696		a	*MAIN
1	F	A		384		b	ADDTN
	EFP	P		144	5760	c	PORCH
	F2	G		576	13820	d	GRAGE
	OFP	P		96	2880	e	PORCH
	PAT	P		250	750	f	PORCH
	OFP	P		170	5100	g	PORCH

#: 3 L/W
182000030000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
351	1	2025-08-07	KEP VICTOR & JAYLIN	1SD	*	0	14310	48910
36	2	2016-02-04	KENG VICHE & SAVOEUNG KEP	2SD	*	0	11490	51140
450	1	2012-10-02	SAVOEUNG KEP	1WD		29773	11490	51140
336	1	2010-07-15	BUSCHUR NICK R TRUSTEE	1WD	*	29450	11630	56370
161	1	2010-04-15	FEDERAL NATIONAL MORTGAGE	1SH	*	32000	11630	56370
361	1	1999-06-28	CLIFTON ROLAND K & DEBBI	1WD		74500	10060	30830
175	2	1996-05-08	CAMBURN JODI L	2DD	*	0	10000	31400
571	1	1989-07-14		1WD		47000	0	27110
50	1	1989-01-23		1UN	*	0	0	27110

Year	Land	Bldg	Total	Net Tax
2022	4220	18350	22570	982.80
2021	4220	18350	22570	991.52

project			ben acres	/ %	factor
148	WILDCAT JT - SCIOTO RIVER	XA/2025			
503	MT VICTORY LIGHTS	XV/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
902	MAIN DISTRICT CONSERVANCY	XA/2025			



344 N MAIN ST 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1080	103900
	Subtotal			103900
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2000
Panelled Wall	X	Garages and Carports	13820
Floor/Pine	X	Extra Features	14490
Floor/Carpet	X	Total Value	134210
Number of Rooms	5		
Bedrooms	2	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PUB WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB SIDEWALK	
Plumbing			
Standard	1	Neighborhood:	
		Code:	1800
		Dwl/Gar/NC%	1.2300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1080		C-	1950AV	120790	.55		66860
2	Pool	*NV 0	16X32	512			1983VP	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	148.5000	129.00	192	111	115	128	16510	16510

Call Back: Sign: PSN Date: 2014-12-14 Lister:

18-200002.0000-v082020R