HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-200056.0000 RES
D23 2026

sale

2023 HOUCK WAVERLY J	2022-11-10	
2024 HOUCK WAVERLY J	2022-11-10	
2025 HOUCK WAVERLY J	2022-11-10	
2026 HOUCK WAVERLY J	2022-11-10 12179 4.596A	
150 N WHEELER ST	1AF	
	$0	
MT VICTORY OH 43340		

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

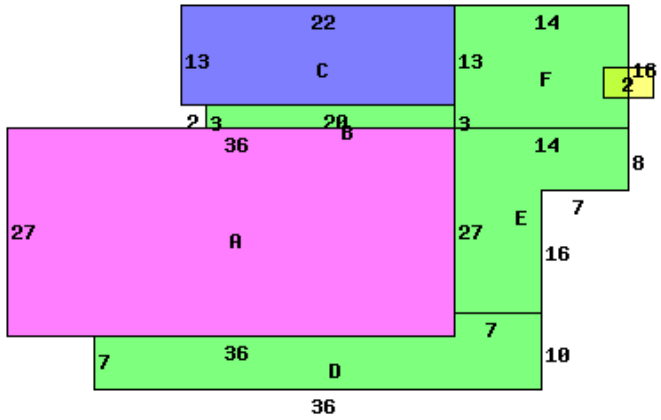
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.5960	4.5960	4.5960	4.5960	4.5960			
Land100%	29740	29740	29740	29740		29740	32000	31990
Bldg100%	63630	63630	63630	63630		63630	86490	86480
Totl100%	93370t	93370t	93370t	93370t		93370t	118490t	118470t
Cauv100%								
Tax Value:								
Land 35%	10410	10410	10410	10410		10410	11200	11200
Bldg 35%	22270	22270	22270	22270		22270	30270	30270
Totl 35%	32680t	32680t	32680t	32680t		32680t	41470t	41460t
Hmstd35%	27060	27060	27060	27060		27060	35850	
Owner Oc	23.92	23.88	23.64	23.64	23.64	hmstd 5250 l	21810 b	
Hmstd RB								
Net Tax	1195.86	1207.98	1174.60	1174.60	1174.60			
Sp-Asmnt	100.02	103.37	106.71	106.71				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	CB	M		972		a	*MAIN
	EFP	P		60	2400	b	PORCH
	B	G		286	8010	c	GRAGE
	DK	P		273	4100	d	PORCH
	OFP	P		224	6720	e	PORCH
	CAN	P		224	1790	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
522	1	2022-11-10	HOUCK WAVERLY J	1AF	*	0	21460	50630
388	1	2013-08-07	WELLS ROBERT M & WAVERLY	1WD		95000	19370	50230
393	1	2004-07-07	EUBANKS RICHARD & PEGGY	1SD		68250	19570	45230
512	1	1995-06-13	MINIX MARY & PATRICIA T	CT	*	0	15310	27400

Year	Land	Bldg	Total	Net Tax
2022	7510	17720	25230	1075.76
2021	7510	17720	25230	1085.12

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



150 N WHEELER ST 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	972	102040
	Basement		300	5890
	Subtotal			107930
Shingle	Roof	GABLE		

	B	1	2	U	A
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Number of Rooms		1	4		
Bedrooms			2		
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			

Air Conditioning	1690
Garages and Carports	8010
Extra Features	15010
Total Value	132640
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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 C		972		C-	1961AV	119380	.42		85170
2	Bank Barn		26X30	780		D	OLD/AV	7490	.65	.50	1310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.5960				5000	4100	14740	14740

Call Back: Sign: PSN Date: 2014-12-15 Lister: 18-200056.0000-v082020R