

Page 1 of 1

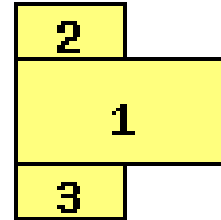
COM
2024

- Eff Rate: - 46.35 — 46.62 — 46.40 — 46.82 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	435	435	435	435	435
Acres	4.4200	4.4200	4.4200	4.4200	
Land100%	24510	24510	24510	24510	24510
Bldg100%	559890	559890	390170	390170	390160
Tot100%	584400t	584400t	414690t	414690t	414670t

Land 35%	8580	8580	8580	8580	8580
Bldg 35%	195960	195960	136560	136560	136560
Tot l 35%	204540t	204540t	145140t	145140t	145130t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	9479.72	9534.94	6733.92	6795.88	
Sp-Asmnt	1166.34	1163.33	1038.59	1042.04	

sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
363	2	2024-08-30	TRIDENT ELITE LLC	1WD	500000	24510	390170
32	2	2020-01-24	FULL PINT ENTERPRIZE LLC	2WD	440000	24510	559890
Year	Land	Bldg	Total	Net Tax			
2020	8580	195960	204540	9478.02			
2019	8580	195960	204540	9420.34			
p r o j e c t						ben acres	/ % factor
48	WILDCAT JT - SCIO TO RIVER			XA/2024			
03	MT VICTORY LIGHTS			XV/2024			
00	HARDIN COUNTY LANDFILL			XA/2024			



491 S MAIN ST 43340

	Bldg Type	SHB+Cons	DixHt FtxFt	Unit Area	Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	REST			10824	60.53	C	1964AV	655180	.80		131040
2	SERVGARAG			5070	37.06	C	1964AV	187890	.80		37580
3	CONSTORE			1170	70.05	C	2010AV	81960	.25		61470
4	Paving			20000	1.50	C	1993AV	30000	.75		7500
5	Paving			50000	1.50	C	1971FR	75000	.80		15000
6	SHOWROOM			2986	57.59	C	2010AV	171960	.20		137570
site	value	acres/ frontage	effective frontage	depth	value	factor	actual rate	effective rate	extended value		true value
road		1.3800							16560		16560
site	value	.3900									
site	value	2.6500							7950		7950

18-210022.0000-v082020R