HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-210022.0000 COM
A69.01 2026

sale

2023 FULL PINT ENTERPRIZE	2020-01-24	
2024 FULL PINT ENTERPRIZE	2020-01-24	
2025 TRIDENT ELITE LLC	2024-08-30	
2026 TRIDENT ELITE LLC	2024-08-30	12179 4.42A
499 S MAIN ST	2WD	
	$500,000	
MT VICTORY OH 43340		

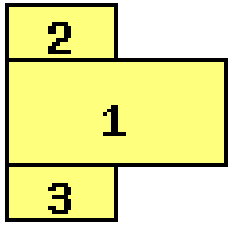
Eff Rate:- 46.40 — 46.82 — 45.74 — 45.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	435	435	435	435	435	435	435
Acres	4.4200	4.4200	4.4200	4.4200			
Land100%	24510	24510	24510	24510	24510	29400	29410
Bldg100%	390170	390170	390170	390170	390170	510370	510380
Totl100%	414690t	414690t	414690t	414690t	414690t	539770t	539790t
Cauv100%							
Tax Value:							
Land 35%	8580	8580	8580	8580	8580	10290	10290
Bldg 35%	136560	136560	136560	136560	136560	178630	178630
Totl 35%	145140t	145140t	145140t	145140t	145140t	188920t	188930t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	6733.92	6795.88	6638.40	6638.40			
Sp-Asmnt	1038.59	1042.04	1045.49	1045.49			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	8580	195960	204540	9534.94
2021	8580	195960	204540	9479.72

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



499 S MAIN ST 43340

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	REST			12268	72.63	C	1964AV	891030	.70		267310
2	SERVGARAG			5070	44.47	C	1964AV	225460	.80		45090
3	CONSTORE			2712	84.06	C	2010AV	227970	.25		170980
4	Paving			20000	1.80	C	1993AV	36000	.75		9000
5	Paving			50000	1.80	C	1971FR	90000	.80		18000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.3800						16560	19870
road	.3900							
site value	2.6500						7950	9540

Call Back: Sign: PSN Date: 2014-12-10 Lister: 18-210022.0000-v082020R