HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-220009.0000 RES
A69.08 2026

sale

2023	WURTSBAUGH BERNADINE	2021-12-30
2024	WURTSBAUGH BERNADINE	2021-12-30
2025	WURTSBAUGH BERNADINE	2021-12-30
2026	WURTSBAUGH BERNADINE	2021-12-30 12179 1.017A
	450 S MAIN REAR ST	1WD
		$34,000
	MT VICTORY OH 43340	

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

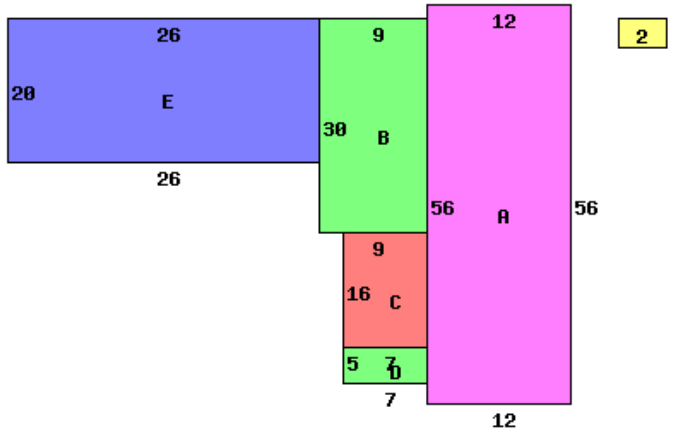
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	1.0200	1.0200	1.0200	1.0200	1.0200			
Land100%	15110	15110	15110	15110		15110	17340	17350
Bldg100%	26460	26460	26460	26460		26460	36170	36180
Totl100%	41570t	41570t	41570t	41570t		41570t	53510t	53530t
Cauv100%								
Tax Value:								
Land 35%	5290	5290	5290	5290		5290	6070	6070
Bldg 35%	9260	9260	9260	9260		9260	12660	12660
Totl 35%	14550t	14550t	14550t	14550t		14550t	18730t	18740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	543.06	548.46	533.48	533.48	533.48			
Sp-Asmnt	51.90	52.73	53.57	53.57				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		672		a	*MAIN
	EFP	P		270	10800	b	PORCH
1	F	A		112		c	ADDTN
	OFP	P		35	1050	d	PORCH
	F	G		520	12480	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
702	1	2021-12-30	WURTSBAUGH BERNADINE	1WD		34000	12660	20310
541	1	2018-11-01	HALE KAROLYNE & THOMAS WI	1SD		25000	12060	17970
318	1	2018-08-14	QUEST FEDERAL CREDIT UNIO	1QC	*	0	12060	17970
106	1	2018-04-02	KOBY ROWENA ETAL	1CT	*	0	12060	17970
427	1	2017-09-01	BUROKER ROWE E	1WD		38000	10570	4830

Year	Land	Bldg	Total	Net Tax
2022	4430	7110	11540	502.50
2021	4430	7110	11540	506.96

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



450 S MAIN ST REAR 43340

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	784	95800
	Subtotal			95800
Metal				

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	1410
Floor/Carpet	X	Garages and Carports	12480
Floor/Tile-Lino	X	Extra Features	11850
Number of Rooms	4	Total Value	121540
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
ELECTRIC		PRIV SEWER	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	1800
		Dwl/Gar/NC%	1.2300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL		12X56	784		MHE	1969FR	66850	.45	.20	36180
2	Shed	*PP	12X12	144			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.0200				5000	5000	100	100

Call Back: Sign: PSN Date: 2017-07-21 Lister: