

Sale		Eff Rate: 46.62 46.40 46.82 46.82 a/r				
2022 WILLIAMS THOMAS A	2014-09-02	Tax Year 2022	2023	2024	2025	CAMA
2023 WILLIAMS THOMAS A	2014-09-02	Prop Cls 435	435	435	435	435
2024 WILLIAMS THOMAS A	2014-09-02	Acres .4400	.4400	.4400	.4400	
2025 BRANT BELLE ACRE LLC	2024-02-08 12179 .440	Land100% 5290	5290	5290	5290	5280
450 S MAIN ST	1WD	Bldg100% 27830	27170	27170	27170	27160
MT VICTORY OH 43340	\$140,000	Totl100% 33110t	32460t	32460t	32460t	32440t
		Tax Value:				
		Land 35% 1850	1850	1850	1850	1850
		Bldg 35% 9740	9510	9510	9510	9510
		Totl 35% 11590t	11360t	11360t	11360t	11350t
		Hmstd35%				
		Owner 0c				
		Hmstd RB				
		Net Tax 540.28	527.06	531.90		
		Sp-Asmnt 147.34	4107.18	146.86		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
52	1	2024-02-08	BRANT BELLE ACRE LLC	1WD	140000	5290	27170
440	1	2014-09-02	WILLIAMS THOMAS A &	10C *	0	3310	29630
337	1	2014-09-02	WILLIAMS THOMAS A & KACEY	1WD	130000	3310	29630
Year	Land	Bldg	Total	Net Tax			
2021	1850	9740	11590	537.14			
2020	1850	9740	11590	537.06			
p r o j e c t					ben acres	/ %	factor
503	MT VICTORY LIGHTS		XV/2024				
500	HARDIN COUNTY LANDFILL		XA/2024				
148	WILDCAT JT - SCIOTO RIVER		XA/2024				

450 S MAIN ST43340

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Neighborhood: Code: 1800 Dwl/Gar/NC% .9000	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
	1 FAST FOOD		FtxFt	992	76.64	C	Cond	Value	Dpr	Dpr	Value
	2 Shed	*NV	10X12	120			1968AV	76030	.70		22810
	3 Paving			14500	1.50	C	1985AV	0			0
							1985FR	21750	.80		4350
site value		acres/ frontage .4400	effective frontage	depth	actual factor	effective rate	extended value	true value			
							5280	5280			