HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-220032.0000 COM
A69.07 2026

sale

2023	WILLIAMS THOMAS A	2014-09-02
2024	WILLIAMS THOMAS A	2014-09-02
2025	BRANT BELLE ACRE LLC	2024-02-08
2026	BRANT BELLE ACRE LLC	2024-02-08 12179 .440
	450 S MAIN ST	1WD
		$140,000
	MT VICTORY OH 43340	

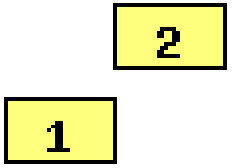
Eff Rate:– 46.40 — 46.82 — 45.74 — 45.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	435	435	435	435	435	435	435
Acres	.4400	.4400	.4400	.4400			
Land100%	5290	5290	5290	5290	5290	6340	6340
Bldg100%	27170	27170	27170	27170	27170	32600	32590
Totl100%	32460t	32460t	32460t	32460t	32460t	38940t	38930t
Cauv100%							
Tax Value:							
Land 35%	1850	1850	1850	1850	1850	2220	2220
Bldg 35%	9510	9510	9510	9510	9510	11410	11410
Totl 35%	11360t	11360t	11360t	11360t	11360t	13630t	13630t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	527.06	531.90	519.58	519.58			
Sp-Asmnt	4107.18	146.86	146.86	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 &	1QC *	0	3310	29630
337	1	2014-09-02	WILLIAMS THOMAS A & KACEY	1WD	130000	3310	29630

Year	Land	Bldg	Total	Net Tax
2022	1850	9740	11590	540.28
2021	1850	9740	11590	537.14

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



450 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	FAST FOOD			992	91.96	C	1968AV	76030	.70		27370
2	Shed	*NV	10X12	120			1985AV	0			0
3	Paving			14500	1.80	C	1985FR	21750	.80		5220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.4400						5280	6340

Call Back: Sign: PSN Date: 2014-12-10 Lister: