HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-230030.0000 RES
C149 2026

sale

2023 TROUT MICHAEL	2009-09-29	
2024 TROUT MICHAEL	2009-09-29	
2025 TROUT MICHAEL	2009-09-29	
2026 TROUT MICHAEL	2009-09-29	12179
323 N MAIN ST	1QC	
	$0	
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	510	510	510	510	0	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700			
Land100%	18800	18800	18800	18800		18800	21400	21410
Bldg100%	81260	81260	81260	81260		81260	102940	102930
Totl100%	100060t	100060t	100060t	100060t		100060t	124340t	124340t
Cauv100%								
Tax Value:								
Land 35%	6580	6580	6580	6580		6580	7490	7490
Bldg 35%	28440	28440	28440	28440		28440	36030	36030
Totl 35%	35020t	35020t	35020t	35020t		35020t	43520t	43520t
Hmstd35%	27280	27280	27280	27280		27280	35780	
Owner Oc	24.10	24.08	23.82	23.82	23.82	hmstd 6580 l	20700 b	
Hmstd RB								
Net Tax	1283.00	1295.98	1260.20	1260.20	1260.20			
Sp-Asmnt	94.13	98.18	98.18	98.18				

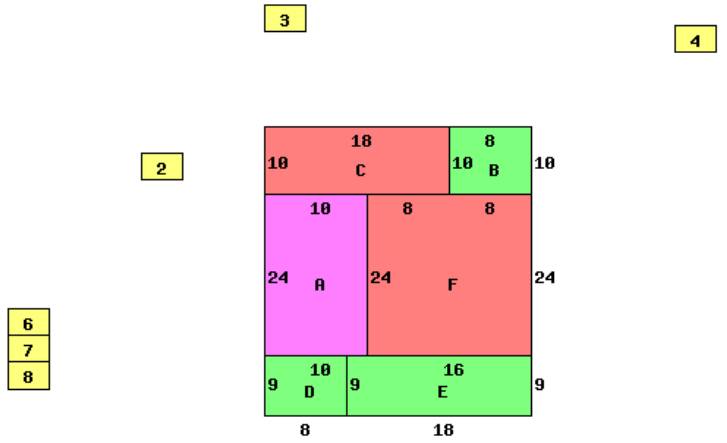
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		240		a	*MAIN
	EFP	P		80	3200	b	PORCH
1	F/C	A		180		c	ADDTN
	OFP	P		72	2160	d	PORCH
	EFP	P		162	6480	e	PORCH
2	F/C	A		384		f	ADDTN

#: 28 29 46 47, L/W
2013 duplicate combined parcels
18230028000 1.00A
18230029000
18230046000 .431A
18230047000 .219A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
296	1	2009-09-29	TROUT MICHAEL	1QC *	0	9860	40260
353	1	2005-09-20	GALE NANCY K	1CT *	0	8430	36540

Year	Land	Bldg	Total	Net Tax
2022	5600	23300	28900	1235.80
2021	5600	23300	28900	1246.60

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
503 MT VICTORY LIGHTS	XV/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



323 N MAIN ST 43340

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	804	95260
	Full Upper	FRAME	624	50040
	Basement		100	2450
	Subtotal			147750
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	2650
Panelled Wall	X X	Extra Features	11840
Unfinished Wall	X	Total Value	162240
Floor/Carpet	X X		
Number of Rooms	1 4 3	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PUB WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB SIDEWALK	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	1800
		Dwl/Gar/NC%	1.2300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1428		C-	1920AV	146020	.55		80820
2	Pole Build	M 0	18X24	432		D	1982FR	4150	.70		1250
3	Shelter		12X20	240		D	1960AV	2060	.65		720
4	Shed		14X38	532		D	1976FR	5110	.70		1530
5	Shed	*NV 2		0			OLD/	0			0
6	SHOP	CB		2616	20.00	C	1900FR	52320	.70		15700
7	SHOP	CB	14X25	350	20.00	C	1900FR	7000	.70		2100
8	P	CAN	16X18	288		C	1900AV	2300	.65		810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		250.00	130	93	115	107	26750	20060	Shape / Si
rear lot		150.00	250	29	40	12	1800	1350	Shape / Si

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