HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-230039.0000 RES
C88 2026

sale

2023 AURAND CARRIE J	2016-10-18	
2024 AURAND CARRIE J	2016-10-18	
2025 AURAND CARRIE J	2016-10-18	
2026 AURAND CARRIE J	2016-10-18	INLOT 1 MOWERYS SUB
305 W NORTH ST	1WD	
	$48,000	
MT VICTORY OH 43340		

2027 STEPHENS RENEE M	2025-04-11	
305 W NORTH ST	1WD	
MT VICTORY OH 43340		

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

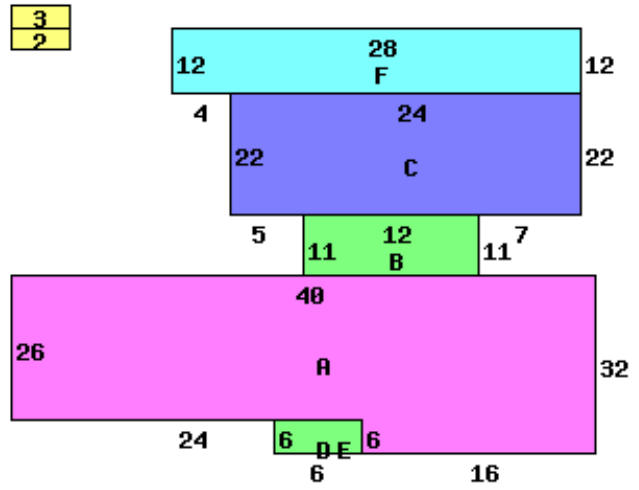
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.3300	.3300	.3300	.3300	.3300			
Land100%	9800	9800	9800	9800		9800	11310	11300
Bldg100%	58430	58430	58430	58430		58430	78940	78950
Totl100%	68230t	68230t	68230t	68230t		68230t	90260t	90250t
Cauv100%								
Tax Value:								
Land 35%	3430	3430	3430	3430		3430	3960	3950
Bldg 35%	20450	20450	20450	20450		20450	27630	27630
Totl 35%	23880t	23880t	23880t	23880t		23880t	31590t	31590t
Hmstd35%			23030	23030		23030	30740	
Owner Oc	21.10	21.08	20.12	20.12	20.12	hmstd 3430 l	19600 b	
Hmstd RB								
Net Tax	870.22	879.08	855.46	855.46	855.46			
Sp-Asmnt	70.25	74.60	74.60	74.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1136		a	*MAIN
	EBW	P		132	5280	b	PORCH
	F2	G		528	12670	c	GRAGE
	CAN	P		36	290	d	PORCH
	STP	P		36	140	e	PORCH
04	F	O		336	4030	f	OTHER

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
145	1	2025-04-11	STEPHENS RENEE M	1WD		155000	9800	58430
469	1	2016-10-18	AURAND CARRIE J	1WD		48000	7800	54170
230	5	2016-06-14	QUEST FEDERAL CREDIT UNIO	5SH	*	100000	7800	54170
230	1	1998-05-15	MOWERY WILLIAM C	1WD	*	0	6910	39000

Year	Land	Bldg	Total	Net Tax
2022	2870	19350	22220	944.18
2021	2870	19350	22220	952.38

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
503 MT VICTORY LIGHTS	XV/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



305 W NORTH ST 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1136	104840
	Basement		284	5580
	Subtotal			110420
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2010
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X	Garages and Carports	12670
Floor/Carpet	X	Extra Features	9740
Number of Rooms	1 5	Total Value	138240
Bedrooms	2		
		PUB ELECTRIC	
Fireplace		PUB GAS	
Openings	1	PUB WATER	
Stacks	1	PUB SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	1800
Standard	1	Dwl/Gar/NC%	1.2300
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1136		C	1951AV	138240	.55		76520
2	Shed		10X16	160		D	2022AV	1540	.05		1460
3	P	CAN	10X16	160		D	2022AV	1020	.05		970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	146	98	115	113	11300	11300

Call Back: Sign: PSN Date: 2014-12-16 Lister: