HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-240040.0000 RES
C33 2026

sale

2023 PAYNE LEONARD ROY & C	2004-04-29	
2024 PAYNE LEONARD ROY & C	2004-04-29	
2025 PAYNES RENTALS LLC	2024-07-12	
2026 PAYNES RENTALS LLC	2024-07-12	ORIG N SIDE 35
118 N MAIN ST	6QC	
	$0	
MT VICTORY OH 43340		

Eff Rate:- 40.86 41.23 40.16 40.16 a/r

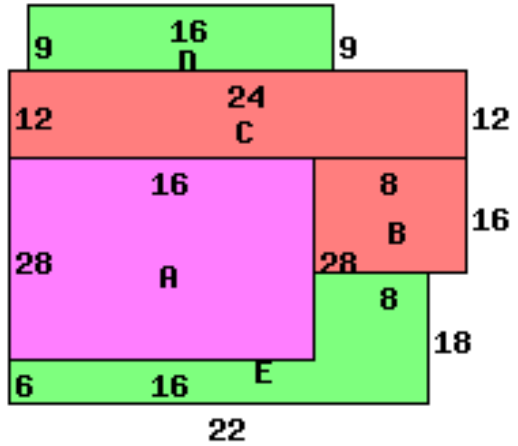
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2830	2830	2830	2830		2830	3230	3240
Bldg100%	61030	61030	61030	61030		61030	83430	83420
Totl100%	63860t	63860t	63860t	63860t		63860t	86660t	86660t
Cauv100%								
Tax Value:								
Land 35%	990	990	990	990		990	1130	1130
Bldg 35%	21360	21360	21360	21360		21360	29200	29200
Totl 35%	22350t	22350t	22350t	22350t		22350t	30330t	30330t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	834.20	842.48	819.50	819.50	819.50			
Sp-Asmnt	70.00	74.35	74.35	74.35				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		448		a	*MAIN
1	F/C	A		128		b	ADDTN
1 B	F	A		288		c	ADDTN
	EFP	P		144	5760	d	PORCH
	STP	P		204	820	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
329	6	2024-07-12	PAYNES RENTALS LLC	6QC *	0	2830	61030
222	1	2004-04-29	PAYNE LEONARD ROY & CHRI	1FD	23000	2540	38340
853	0	1987-10-02		*	27500	0	21710

Year	Land	Bldg	Total	Net Tax
2022	830	14790	15620	680.16
2021	830	14790	15620	686.20

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



118 N MAIN ST 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	448	24730
	Basement		512	9770
	Subtotal			132980
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms		1	5	2	
Bedrooms			1	2	
Central Heat			A		
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	6580
Total Value	139560
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB SIDEWALK	
Neighborhood:	
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	1HB F		1312		C-	1900GD	125600	.40	.10	83420

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	29.5000	30.00	132	94	115	108	3240	3240

Call Back: Sign: PSN Date: 2014-12-11 Lister: 18-240040.0000-v082020R