

HALE TWP  
MT. VICTORY CORP

00170

Hardin County, Ohio  
Michael T. Bacon, Auditor

18-240055.0000  
C47

COM  
2025

sale

Eff Rate:- 46.62 — 46.40 — 46.82 — 45.74 — a/r

|                         |                                 |
|-------------------------|---------------------------------|
| 2022 BEECH JAMES L ETAL | 2016-01-22                      |
| 2023 BEECH JAMES L ETAL | 2016-01-22                      |
| 2024 BEECH JAMES L ETAL | 2016-01-22                      |
| 2025 BEECH JAMES L ETAL | 2016-01-22                      |
| 117-121 S MAIN ST       | 2016-01-22 ORIG S PT 40 N PT 41 |
|                         | 1WD 40-41                       |
| MT VICTORY OH 43340     | \$55,000                        |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 429    | 429    | 429    | 429    | 429    |
| Acres      |        |        |        |        |        |
| Land100%   | 4140   | 3940   | 3940   | 3940   | 3950   |
| Bldg100%   | 51110  | 53690  | 53690  | 53690  | 53680  |
| Totl100%   | 55260t | 57630t | 57630t | 57630t | 57630t |
| Cauvl00%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 1450   | 1380   | 1380   | 1380   | 1380   |
| Bldg 35%   | 17890  | 18790  | 18790  | 18790  | 18790  |
| Totl 35%   | 19340t | 20170t | 20170t | 20170t | 20170t |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 901.56 | 935.80 | 944.42 | 922.54 |        |
| Sp-Asmnt   | 166.62 | 168.36 | 168.36 | 168.36 |        |

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| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 18    | 1  | 2016-01-22 | BEECH JAMES L ETAL       | 1WD           | 55000  | 3940    | 33230   |
| 512   | 1  | 2004-08-18 | UPTON JOSEPH W & DEBRA A | 1WD           | 63000  | 4340    | 29660   |
| 1234  | 1  | 1993-12-20 | LAUBIS LOU ANN           | 1WD *         | 35000  | 0       | 31430   |
| 125   | 0  | 1987-02-27 |                          | *             | 31500  | 0       | 40030   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1450 | 17890 | 19340 | 896.34  |
| 2020 |      |       | 19340 | 896.18  |

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



117 - 121 S MAIN ST 43340

PUB PAVED ST/RD

Neighborhood:  
Code: 1800  
Dwl/Gar/NC% .9000

| Bldg Type | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace | Phy       | Fnc      | True  |       |
|-----------|----------|-----------|-------|-----------|---------|-----------|----------|-------|-------|
|           |          | FtxFt     | Area  | Grade     | Cond    | Value     | Dpr      | Value |       |
| 1 RETAIL  |          |           | 6800  | 39.47     | C       | 1900AV    | 268400   | .80   | 53680 |
| front lot | acres/   | effective | depth | depth     | actual  | effective | extended | true  |       |
|           | frontage | frontage  | depth | factor    | rate    | rate      | value    | value |       |
|           |          | 42.00     | 132   | 94        | 100     | 94        | 3950     | 3950  |       |

Call Back: Sign: PSN Date: 2014-12-11 Lister: 18-240055.0000-v082020R