HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-240056.0000 COM
C48 2026

sale

2023 DETWILER JEFFREY A	2017-01-13	
2024 DETWILER JEFFREY A	2017-01-13	
2025 DETWILER JEFFREY A	2017-01-13	
2026 DETWILER JEFFREY A	2017-01-13	ORIG S PT 41
125 S MAIN ST	1WD	
	$45,000	
MT VICTORY OH 43340		

2027 ERB PROPERTY MANAGEMENT	2025-01-06	
125 S MAIN ST	1WD	
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	429	429	429	429	429	429	429
Acres							
Land100%	4140	4140	4140	4140	4140	4970	4970
Bldg100%	56770	56770	56770	56770	56770	68110	68120
Totl100%	60910t	60910t	60910t	60910t	60910t	73090t	73090t
Cauv100%							
Tax Value:							
Land 35%	1450	1450	1450	1450	1450	1740	1740
Bldg 35%	19870	19870	19870	19870	19870	23840	23840
Totl 35%	21320t	21320t	21320t	21320t	21320t	25580t	25580t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	989.16	998.26	975.14	975.14			
Sp-Asmnt	170.78	170.78	170.78	170.78			

182400570000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
5	1	2025-01-06	ERB PROPERTY MANAGEMENT L	1WD	70000	4140	56770
23	1	2017-01-13	DETWILER JEFFREY A	1WD	45000	4140	43940
1214	1	1993-12-10	BROSE LOWELL & JERRY L	1SD	45000	0	39200
783	1	1989-09-19		1WD	25000	0	15110
178	0	1986-03-18		*	2800	0	21110

Year	Land	Bldg	Total	Net Tax
2022	1520	16560	18080	842.84
2021	1520	16560	18080	837.94

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

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125 S MAIN ST 43340

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RETAIL			9250	46.03	C	1903FR	354830	.80	.20	68120

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		44.00	132	94	100	94	4140	4970

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

Call Back: Sign: PSN Date: 2014-12-11 Lister: 18-240056.0000-v082020R