

HALE TWP  
MT. VICTORY CORP

00170

Hardin County, Ohio  
Michael T. Bacon, Auditor

18-250011.0000  
A77

RES  
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

2022 RHODES RHIANNON & LAN	2021-09-21	
2023 RHODES RHIANNON & LAN	2021-09-21	
2024 RHODES RHIANNON & LAN	2021-09-21	
2025 RHODES RHIANNON & LANE	2021-09-21	ORIG ALL 13 N 2.25 LOT 12
304 S MAIN ST	2WD	12-13 .209A
MT VICTORY OH 43340	\$116,900	

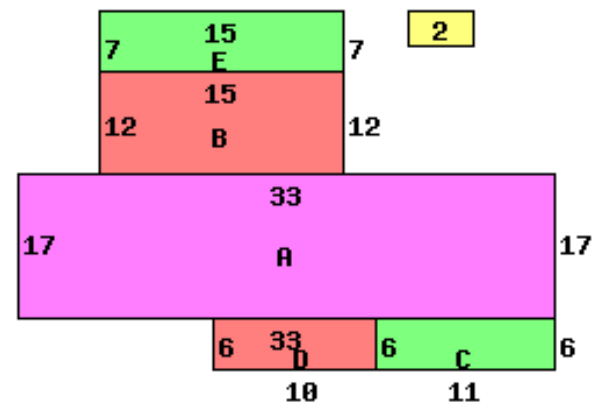
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5370	6400	6400	6400	6390
Bldg100%	66290	75600	75600	75600	75610
Totl100%	71660t	82000t	82000t	82000t	82000t
Cauvl00%					
Tax Value:					
Land 35%	1880	2240	2240	2240	2240
Bldg 35%	23200	26460	26460	26460	26460
Totl 35%	25080t	28700t	28700t	28700t	28700t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1092.10	1071.22	1081.84	1052.32	
Sp-Asmnt	73.68	81.28	81.28	81.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		561			ADDTN
1	F/C	A		180			PORCH
1	OFF	P		66	1980		ADDTN
1	F/C	A		60			ADDTN
	EFF	P		105	4200		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
493	2	2021-09-21	RHODES RHIANNON & LANE	2WD	116900	5370	66290
553	2	2013-11-13	KNOX PAIGE J	2CT	68000	5110	44030
384	2	2013-08-19	GIBSON JOHN P	2CT *		5110	44030
581	2	1994-06-30	GIBSON JOHN P & DIANA O	2WD	27500	0	26910
1094	1	1992-11-30		1WD *	0	0	23030
147	1	1991-03-05		1UN *	26500	0	23030

Year	Land	Bldg	Total	Net Tax
2021	1880	23200	25080	1101.80
2020	1880	23200	25080	1103.30

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



304 S MAIN ST 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	801 94900
	Full Upper	FRAME	561 46190
	Subtotal		141090
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Heating	-1650
Panelled Wall	X	Extra Features	6180
Wood Joist Frame	X X	Total Value	145620
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	4 3	PUB GAS	
Bedrooms	4 3	PUB WATER	
		PRIV SEWER	
Plumbing		PUB ALLEY	
Standard	1		
		Neighborhood:	
		Code:	1800
		Dwl/Gar/NC%	.9000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Grade	Cond	Value	Dpr	Value
2 Pole Build		24X24	576	C-	1900GD	131060	.40	70770
				C	2014AV	6910	.30	4840
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	68.2500	68.00	132	94	100	6390	6390	