HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-250011.0000 RES
A77 2026

sale

2023	RHODES RHIANNON & LAN	2021-09-21
2024	RHODES RHIANNON & LAN	2021-09-21
2025	RHODES RHIANNON & LAN	2021-09-21
2026	RHODES RHIANNON & LANE	2021-09-21 ORIG ALL 13 N 2.25 LOT 12
	304 S MAIN ST	2WD 12-13 .209A
		$116,900
	MT VICTORY OH 43340	

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

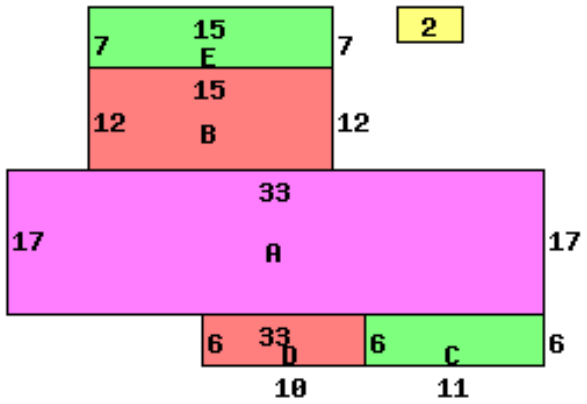
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6400	6400	6400	6400		6400	7340	7340
Bldg100%	75600	75600	75600	75600		75600	101570	101560
Totl100%	82000t	82000t	82000t	82000t		82000t	108910t	108900t
Cauv100%								
Tax Value:								
Land 35%	2240	2240	2240	2240		2240	2570	2570
Bldg 35%	26460	26460	26460	26460		26460	35550	35550
Totl 35%	28700t	28700t	28700t	28700t		28700t	38120t	38120t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1071.22	1081.84	1052.32	1052.32	1052.32			
Sp-Asmnt	81.28	81.28	81.28	81.28				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		561		a	*MAIN
1	F/C	A		180		b	ADDTN
	OFP	P		66	1980	c	PORCH
1	F/C	A		60		d	ADDTN
	EFP	P		105	4200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
493	2	2021-09-21	RHODES RHIANNON & LANE GR	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	*	0	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
2022	1880	23200	25080	1092.10
2021	1880	23200	25080	1101.80

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

			Sq-Ft	Value
Story Height 2				
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		
Panelled Wall		X			
Wood Joist Frame		X	X		
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms		4	3		
Bedrooms		4	3		
Plumbing					
Standard		1			

Heating	-1650
Extra Features	6180
Total Value	145620
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB ALLEY	
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	2 F/C		1362		C-	1900GD	131060	.40		96720
2	Pole Build		24X24	576		C	2014AV	6910	.30		4840

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	68.2500	68.00	132	94	115	108	7340	7340

Call Back: Sign: PSN Date: 2014-12-10 Lister:

18-250011.0000-v082020R