HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-250020.0000 RES
A63 2026

sale

2023 COCHRAN SUSAN	2019-04-29	
2024 COCHRAN SUSAN	2019-04-29	
2025 COCHRAN SUSAN	2019-04-29	
2026 COCHRAN SUSAN	2019-04-29	ORIG N PT 46
303 S MAIN ST	1WD	
	$58,000	
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%	5370	5370	5370	5370		5370	6170	6160
Bldg100%	68260	68260	68260	68260		68260	93290	93290
Totl100%	73630t	73630t	73630t	73630t		73630t	99460t	99450t
Cauv100%								
Tax Value:								
Land 35%	1880	1880	1880	1880		1880	2160	2160
Bldg 35%	23890	23890	23890	23890		23890	32650	32650
Totl 35%	25770t	25770t	25770t	25770t		25770t	34810t	34810t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	961.84	971.38	944.88	944.88	944.88			
Sp-Asmnt	75.12	75.12	75.12	75.12				

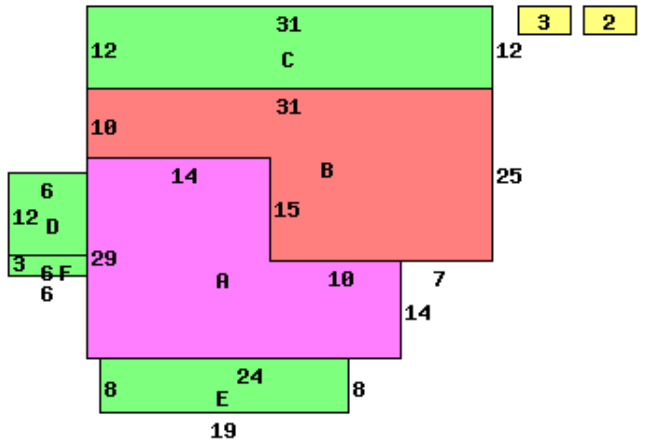
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		546		a	*MAIN
1	F/C	A		565		b	ADDTN
	OFP	P		372	11160	c	PORCH
	EFP	P		72	2880	d	PORCH
	EFP	P		152	6080	e	PORCH
	STP	P		18	70	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
164	1	2019-04-29	COCHRAN SUSAN	1WD		58000	4290	51140
540	1	2017-12-27	HARRIS THERESA A	1WD		35000	4290	51140
491	1	2017-11-08	FITTRO MICHAEL S & DAVID	1QC	*	0	4290	58540
89	1	2010-03-11	FITTRO FRANCIS J	1CT	*	0	4340	57370
251	1	2001-05-31	FITTRO FRANCIS J & REBEC	1WD		48000	3770	43030
21	1	1992-01-07		1UN	*	0	0	27400

Year	Land	Bldg	Total	Net Tax
2022	1570	19980	21550	938.38
2021	1570	19980	21550	946.72

	p r o j e c t		ben acres	/ %	factor
148	WILDCAT JT - SCIOTO RIVER	XA/2025			
503	MT VICTORY LIGHTS	XV/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



303 S MAIN ST 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1111	102530
	Part Upper	FRAME	546	28520
	Basement		273	5360
	Subtotal			136410
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino			X		
Number of Rooms		2	4	2	
Bedrooms		1	2		
Central Heat			A		
HOT WATER					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing		2100
Extra Features		20190
Total Value		158700
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		1657		C	1930AV	158700	.55		87840
2	Garage	CB 0	22X24	528		C	1960AV	12670	.65		5450
3	Shed	*NV	8X16	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		57.00	132	94	115	108	6160	6160

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

18-250020.0000-v082020R