

HALE TWP
MT. VICTORY CORP

00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-260050.0000
B51

RES
2025

sale

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

2022	MESSNER RODNEY G & GI	2003-06-17	
2023	MESSNER RODNEY G & GI	2003-06-17	
2024	MESSNER RODNEY G & GI	2003-06-17	
2025	MESSNER GINA L	2024-07-01	HARRIS WMS 13-15
	435 W MARION ST	1AF	
	MT VICTORY OH 43340	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	17660	21000	21000	21000	20990
Land100%	69290	88910	88910	88910	88910
Bldg100%	86940t	109910t	109910t	109910t	109900t
Totl100%					
Cauv100%					

2026	KATER MATTHEW JOHN	2025-07-15	
	435 W MARION ST	1WD	
	MT VICTORY OH 43340		

Tax Value:					
Land 35%	6180	7350	7350	7350	7350
Bldg 35%	24250	31120	31120	31120	31120
Totl 35%	30430t	38470t	38470t	38470t	38470t
Hmstd35%					
Owner Oc	32.00	34.00	33.96		
Hmstd RB					
Net Tax	1293.06	1401.88	1416.16	1410.56	
Sp-Asmnt	90.90	107.80	107.80	107.80	

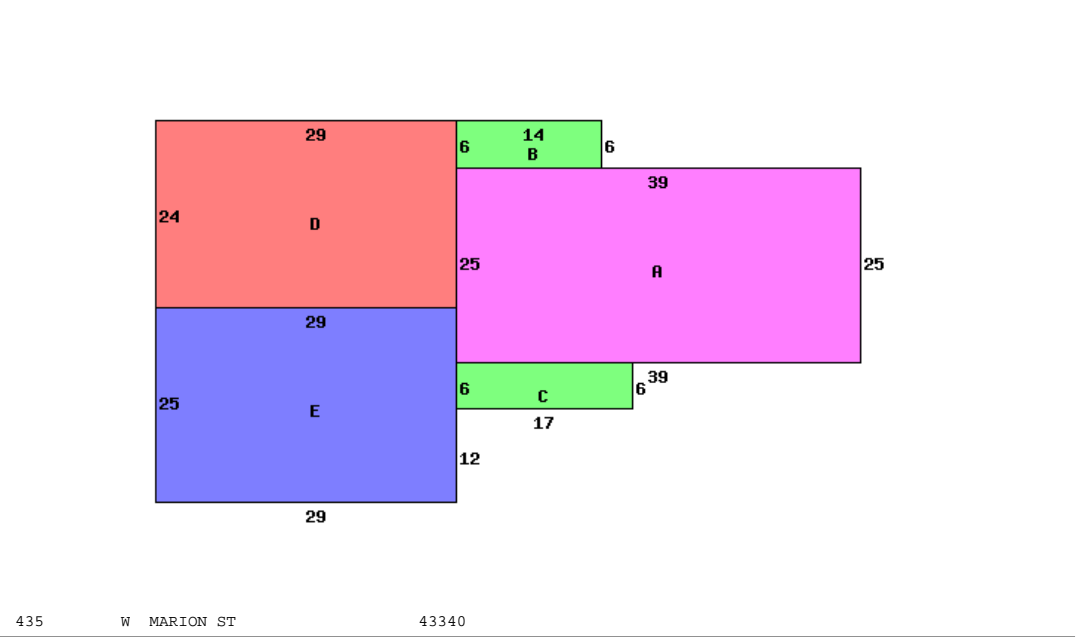
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		975			
	EFF	P		84	3360	b	PORCH
	OFF	P		102	3060	c	PORCH
1	F/C	A		696		d	ADDTN
	F	G		725	17400	e	GRAGE

#: 51, 52 L/W
182600510000
182600520000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
295	1	2025-07-15	KATER MATTHEW JOHN	1WD	258000	21000	88910
306	1	2024-07-01	MESSNER GINA L	1AF *	0	21000	88910
335	3	2003-06-17	MESSNER RODNEY G & GINA	3FD	71000	3110	54140

Year	Land	Bldg	Total	Net Tax
2021	6180	24250	30430	1304.24
2020	6180	24250	30430	1306.10

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



435 W MARION ST 43340

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1671	125180
Shingle	Subtotal	125180
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 2990
Floor/Hardwood	X	Garages and Carports 17400
Floor/Carpet	X	Extra Features 6420
Floor/Tile-Lino	X	Total Value 151990
Number of Rooms	6	
Bedrooms	3	PUB ELECTRIC
		PUB GAS
Central Heat	A	PUB WATER
FORCED AIR		PRIV SEWER
Central A/C	A	PUB ALLEY
Plumbing		
Standard	1	Neighborhood:
		Code: 1800
		Dwl/Gar/NC% .9000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			C	1963GD	151990	.35	88910
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		198.00	171	106	100	106	20990	20990

Call Back:

Sign: PSN Date: 2014-12-16 Lister:

18-260050.0000-v082020R