

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 435 W MARION ST	2024-07-01 HARRIS WMS 13-15 1AF
	MT VICTORY OH 43340	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	17660	21000	21000	21000	20990
Bldg100%	69290	88910	88910	88910	88910
Totl100%	86940t	109910t	109910t	109910t	109900t
Cauv100%					
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		
Sp-Asmnt	90.90	107.80	107.80		

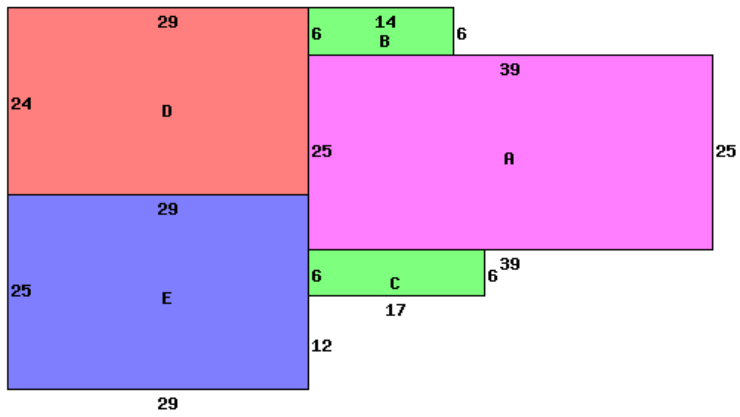
2026	KATER MATTHEW JOHN 435 W MARION ST	2025-07-15 1WD
	MT VICTORY OH 43340	

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/C	G		725	17400	e	GRAGE

#: 51, 52 L/W  
182600510000  
182600520000

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

project	ben acres	/ %	factor
148			
503			
500			



435 W MARION ST 43340

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1671	125180
Shingle	Subtotal	125180
	Main	FRAME
	Roof	GABLE
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			Grade	Value	Dpr	Dpr	Value
		1671		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