

HALE TWP
MT. VICTORY CORP

00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-280091.0000
C120

RES
2025

sale

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

2022 SIMPSON JOHN W & NAOM	2015-07-02
2023 SIMPSON JOHN W & NAOM	2015-07-02
2024 SIMPSON JOHN W & NAOM	2015-07-02
2025 SIMPSON JOHN W & NAOMI	2015-07-02 L E OSBUN E PT 9-12
206 W OSBUN ST	1WD
MT VICTORY OH 43340	\$109,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.3920	.3920	.3920	.3920	
Land100%	10630	12970	12970	12970	12960
Bldg100%	110630	116060	116060	116060	116050
Totl100%	121260t	129030t	129030t	129030t	129010t
Cauv100%					

Orig Tax Year 1999
Parent: 18-280009.0000

Tax Value:					
Land 35%	3720	4540	4540	4540	4540
Bldg 35%	38720	40620	40620	40620	40620
Totl 35%	42440t	45160t	45160t	45160t	45150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1848.02	1685.58	1702.30	1655.82	
Sp-Asmnt	109.80	115.52	119.66	119.66	

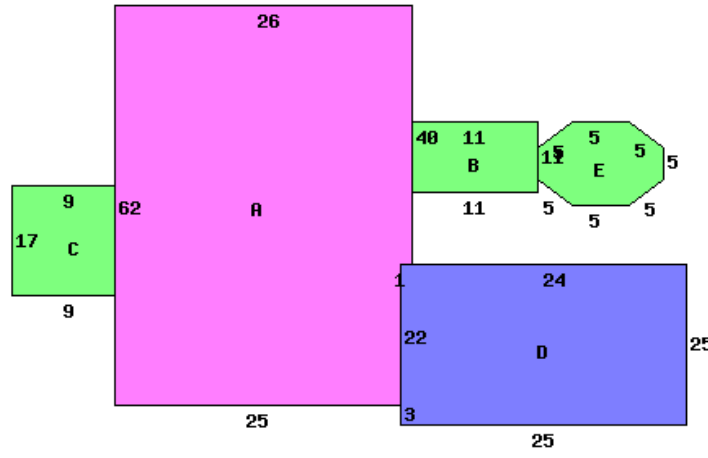
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1590		a	*MAIN
	DK	P		121	1820	b	PORCH
	OFF	P		153	4590	c	PORCH
	F	G		625	15000	d	GRAGE
	PAT	P		119	360	e	PORCH

#: 92 THRU 94 L/W
182800920000
182800930000
182800940000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
328	1	2015-07-02	SIMPSON JOHN W & NAOMI J	1WD	109000	9710	95890
38	1	2008-01-24	MCCOY JEFFREY	1WD *	96000	5510	106030
81	1	2003-02-21	TURRENTINE TERRY	1WD	70000	1170	0
516	13	2002-09-26	HOME CENTER INC	13	180000	1170	0
614	2	1998-10-22	LANDVEST LLC	2WD	18750	0	0

Year	Land	Bldg	Total	Net Tax
2021	3720	38720	42440	1864.44
2020	3720	38720	42440	1867.00

Project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2025
503	MT VICTORY LIGHTS			XV/2025
902	MAIN DISTRICT CONSERVANCY			XA/2025



206 W OSBUN DR

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1590 124930
Shingle	Subtotal		124930
	Roof	GABLE	
Plaster/Drywall	D	Air Conditioning	2810
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	15000
Number of Rooms	5	Extra Features	6770
Bedrooms	3	Total Value	151610
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	1820
Standard	1	Dwl/Gar/NC%	1.0500
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
		1590	1590	C-	2000GD	136450	.19		116050
front lot		effective	depth	actual	effective	extended	true		
	acres/ frontage	frontage	depth	factor	rate	value	value	value	
		81.00	120	89	180	160	12960	12960	

Call Back:

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

18-280091.0000-v082020R