HALE TWP
MT. VICTORY CORP 00170

Hardin County, Ohio
Michael T. Bacon, Auditor

18-280091.0000 RES
C120 2026

sale

2023	SIMPSON JOHN W & NAOM	2015-07-02
2024	SIMPSON JOHN W & NAOM	2015-07-02
2025	SIMPSON JOHN W & NAOM	2015-07-02
2026	SIMPSON JOHN W & NAOMI	2015-07-02 L E OSBUN E PT 9-12
	206 W OSBUN ST	1WD
		$109,000
	MT VICTORY OH 43340	

Orig Tax Year 1999
Parent: 18-280009.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.3920	.3920	.3920	.3920	.3920			
Land100%	12970	12970	12970	12970		12970	14910	14900
Bldg100%	116060	116060	116060	116060		116060	154740	154730
Totl100%	129030t	129030t	129030t	129030t		129030t	169660t	169630t
Cauv100%								
Tax Value:								
Land 35%	4540	4540	4540	4540		4540	5220	5220
Bldg 35%	40620	40620	40620	40620		40620	54160	54160
Totl 35%	45160t	45160t	45160t	45160t		45160t	59380t	59370t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1685.58	1702.30	1655.82	1655.82	1655.82			
Sp-Asmnt	115.52	119.66	119.66	119.66				

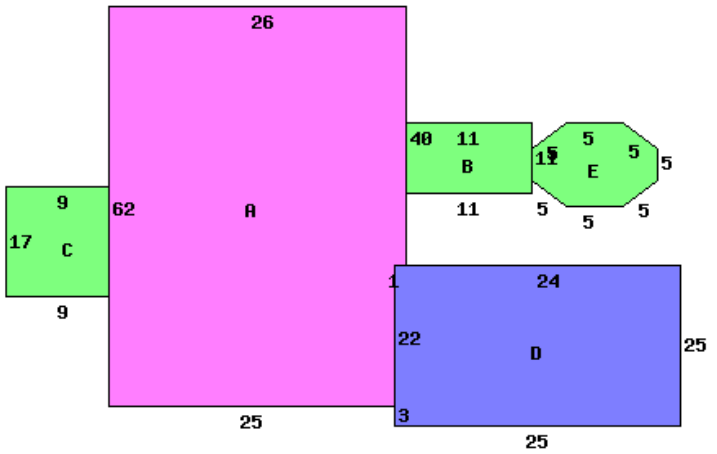
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1590		a	*MAIN
	DK	P		121	1820	b	PORCH
	OFP	P		153	4590	c	PORCH
	F	G		625	15000	d	GRAGE
	PAT	P		119	360	e	PORCH

#: 92 THRU 94 L/W
182800920000
182800930000
182800940000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	3720	38720	42440	1848.02
2021	3720	38720	42440	1864.44

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1590	124930
	Subtotal			124930
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.4000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1590		C-	2000GD	136450	.19		154730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		81.00	120	89	207	184	14900	14900

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

18-280091.0000-v082020R