PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-050016.0000 COM
N39 2025

sale

2022	NEELKANTH 11 INVESTME	2019-11-21
2023	NEELKANTH 11 INVESTME	2019-11-21
2024	NEELKANTH 11 INVESTME	2019-11-21
2025	NEELKANTH 11 INVESTMENT	2019-11-21 ORIG S PT 76
	119 E COLUMBUS	2WD
		$140,000
	KENTON OH 43326	

Eff Rate: – 57.45 — 53.98 — 56.47 — 56.17 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	435	435	435	435	435
Acres					
Land100%	19690	18740	18740	18740	18740
Bldg100%	90060	99910	99910	99910	99910
Totl100%	109740t	118660t	118660t	118660t	118650t
Cauv100%					
Tax Value:					
Land 35%	6890	6560	6560	6560	6560
Bldg 35%	31520	34970	34970	34970	34970
Totl 35%	38410t	41530t	41530t	41530t	41530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2206.72	2241.62	2345.12	2332.86	
Sp-Asmnt	244.47	244.47	257.16	257.16	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
526	2	2019-11-21	NEELKANTH 11 INVESTMENTS	2WD	140000	18740	90060
283	1	1993-04-15	LND INVESTMENT CORP	1WD	65000	0	86200

Year	Land	Bldg	Total	Net Tax
2021	6890	31520	38410	2222.32
2020	6890	31520	38410	1986.66

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

1

119 E COLUMBUS 43326

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	FASTFOOD			2004	109.12	C	1982GD	218680	.55		98410
2	Paving			2400	1.25	C	1982AV	3000	.50		1500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		66.00	76	71	400	284	18740	18740

Call Back: Sign: PSN Date: 2014-12-17 Lister: 36-050016.0000-v082020R