

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-190005.0000  
D18

COM  
2023

sale

2020 PATEL BHARAT M & ANIL	2000-05-19	
2021 PATEL BHARAT M & ANIL	2000-05-19	
2022 PATEL BHARAT M & ANIL	2000-05-19	
2023 PATEL BHARAT M & ANILA	2000-05-19	EWINGS 5-6
711 W LIMA ST	1SD	
KENTON OH 43326	\$275,000	07.1-05-19-005

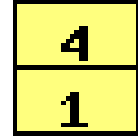
Eff Rate:-	51.72	57.86	57.45	53.98	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	439	439	439	439	439
Acres					
Land100%	37540	37540	37540	40030	40040
Bldg100%	113600	113600	113600	115290	115280
Totl100%	151140t	151140t	151140t	155310t	155320t
Cauvl00%					
Tax Value:					
Land 35%	13140	13140	13140	14010	14010
Bldg 35%	39760	39760	39760	40350	40350
Totl 35%	52900t	52900t	52900t	54360t	54360t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2736.12	3060.68	3039.20	2934.14	
Sp-Asmnt	249.32	249.32	249.32	249.32	

361900060000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
286	1	2000-05-19	PATEL BHARAT M & ANILA	B 1SD	275000	35740	114800
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	32200	102200

Year	Land	Bldg	Total	Net Tax
2019	12510	39760	52270	2665.94
2018	12510	39760	52270	2671.20

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			



711 W LIMA 43326

Neighborhood:  
Code: 3670  
Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
1 MINI MART			3264	52.65	C	1979AV	171850	.45	94520
2 Paving			15000	1.50	C	1979AV	22500	.80	4500
3 CANOPY	*NV	24X40	960			1979AV	0		0
4 DRIVE THR			1360	21.74	C	1979AV	29570	.45	16260
front lot			acres/ frontage	effective frontage	depth factor	actual rate	effective rate	extended value	true value
			130.00	185	110	280	308	40040	40040

Call Back: Sign: PSN Date: 2015-01-28 Lister: 36-190005.0000-v082020R