PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190005.0000 COM
D18 2026

sale

2023 PATEL BHARAT M & ANIL	2000-05-19	
2024 PATEL BHARAT M & ANIL	2000-05-19	
2025 PATEL BHARAT M & ANIL	2000-05-19	
2026 PATEL BHARAT M & ANILA	2000-05-19	EWINGS 5-6
711 W LIMA ST	1SD	
	$275,000	
KENTON OH 43326		

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

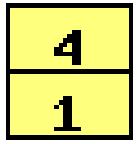
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	439	439	439	439	439	439	439
Acres							
Land100%	40030	40030	40030	40030	40030	48060	48050
Bldg100%	115290	115290	115290	115290	115290	138340	138330
Totl100%	155310t	155310t	155310t	155310t	155310t	186400t	186380t
Cauv100%							
Tax Value:							
Land 35%	14010	14010	14010	14010	14010	16820	16820
Bldg 35%	40350	40350	40350	40350	40350	48420	48420
Totl 35%	54360t	54360t	54360t	54360t	54360t	65240t	65230t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2934.14	3069.60	3053.56	3053.56			
Sp-Asmnt	249.32	261.79	261.79	261.79			

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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
2022	13140	39760	52900	3039.20
2021	13140	39760	52900	3060.68

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



711 W LIMA 43326

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MINI MART			3264	63.18	C	1979AV	171850	.45		113420
2	Paving			15000	1.80	C	1979AV	22500	.80		5400
3	CANOPY	*NV	24X40	960			1979AV	0			0
4	DRIVE THR			1360	26.08	C	1979AV	29570	.45		19510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		130.00	185	110	280	308	40040	48050

Call Back: Sign: PSN Date: 2015-01-28 Lister:

36-190005.0000-v082020R