

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

03:40 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190005.0000
D18

COM
2025

sale		Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r				
2022	PATEL BHARAT M & ANIL	2000-05-19	Tax Year	2022	2023	2024
2023	PATEL BHARAT M & ANIL	2000-05-19	Prop Cls	439	439	439
2024	PATEL BHARAT M & ANIL	2000-05-19	Acres			
2025	PATEL BHARAT M & ANILA	2000-05-19	Land100%	37540	40030	40030
	711 W LIMA ST	2000-05-19 EWINGS 5-6	Bldg100%	113600	115290	115290
		1SD	Totl100%	151140t	155310t	155310t
	KENTON OH 43326	\$275,000	Cauv100%			
			Tax Value:			
			Land 35%	13140	14010	14010
			Bldg 35%	39760	40350	40350
			Totl 35%	52900t	54360t	54360t
			Hmstd35%			
			Owner 0c			
			Hmstd RB			
			Net Tax	3039.20	2934.14	3069.60
						3053.56
			Sp-Asmnt	249.32	249.32	261.79
						261.79

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					
2021	13140	39760	52900	3060.68					
2020	13140	39760	52900	2736.12					
p r o j e c t						ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY		XA/2025						
500	HARDIN COUNTY LANDFILL		XA/2025						

4
1

		711 W LIMA		43326									
		Neighborhood:		Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		Code:	4444	1 MINI MART		FtxFt	Area	Rate	Cond	Value	Dpr	Value	
		Dwl/Gar/NC%	1.2000	2 Paving			3264	63.18	C	1979AV	.45	113420	
		lot/hmsite%	1.2000	3 CANOPY	*NV		15000	1.80	C	1979AV	.80	5400	
		res-ag:lnd%	1.2000	4 DRIVE THR		24X40	960			1979AV	0	0	
		ag-t:c/p/w%	1.2000				1360	26.08	C	1979AV	.45	19510	
		ag-t:other%	1.2000										
		ag:outbldg%	1.2000										
				front lot	acres/	effective	depth	actual	effective	extended	true		
					frontage	frontage	depth	rate	rate	value	value		
						130.00	185	110	280	40040	48050		