PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530022.0000 COM
AA07 2026

sale

2023 SWACK BERNARD J	1993-05-28	
2024 SWACK BERNARD J	1993-05-28	
2025 SWACK BERNARD J	1993-05-28	
2026 SWACK BERNARD J	1993-05-28	KENTON LANDS S34 2.1226A
MEADOW LANE	1WD	SEE 36-530022.01 FOR REST
	$18,289	OF SPECIAL ASSESSMENTS

2027 LOCK IT UP KENTON LLC	2025-11-25	
MEADOW LANE	1WD	

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

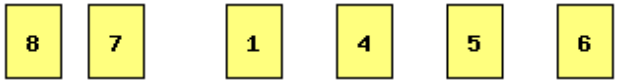
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	480	480	480	480	480	480	480
Acres	2.1200	2.1200	2.1200	2.1200			
Land100%	48060	48060	48060	48060	48060	57660	57670
Bldg100%	505770	505770	505770	505770	505770	606940	606950
Totl100%	553830t	553830t	553830t	553830t	553830t	664600t	664620t
Cauv100%							
Tax Value:							
Land 35%	16820	16820	16820	16820	16820	20180	20180
Bldg 35%	177020	177020	177020	177020	177020	212430	212430
Totl 35%	193840t	193840t	193840t	193840t	193840t	232610t	232620t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	10462.74	10945.76	10888.52	10888.52			
Sp-Asmnt	513.11	529.76	535.76	535.76			

L/C LOCK IT UP KENTON II LLC 12-27-2007 $150,000
365300510000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
527	1	2025-11-25	LOCK IT UP KENTON LLC	1WD *	0	48060	505770
448	1	1993-05-28	SWACK BERNARD J	1WD *	18289	0	10600

Year	Land	Bldg	Total	Net Tax
2022	16820	172580	189400	10881.32
2021	16820	172580	189400	10958.28

	p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			
349	OSBORN-BLANCHARD RIVER	XA/2025			



MEADOW LANE

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	WHSE			6000	21.78	C	1998GD	108900	.30		91480
2	Paving			13500	1.80	C	1998FR	20250	.60		9720
3	FENCE			1410	16.20	C	2000AV	19040	.60		9140
4	WHSE			6000	21.78	C	1998GD	108900	.30		91480
5	WHSE			6000	21.78	C	2002GD	108900	.25		98020
6	WHSE			6000	21.78	C	1999GD	108900	.30		91480
7	WHSE			6000	21.78	C	2005AV	108900	.25		98020
8	WHSE			6000	21.78	C	2017AV	108900	.10		117610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.3800						41400	49680
site value	.7400						6660	7990

Call Back: Sign: PSN Date: 2018-06-29 Lister: 36-530022.0000-v082020R