

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530022.0000
AA07

COM
2025

sale

2022 SWACK BERNARD J	1993-05-28
2023 SWACK BERNARD J	1993-05-28
2024 SWACK BERNARD J	1993-05-28
2025 SWACK BERNARD J	1993-05-28
MEADOW LANE	1WD SEE 36-530022.01 FOR REST OF SPECIAL ASSESSMENTS
	\$18,289

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	480	480	480	480	480
Acres	2.1200	2.1200	2.1200	2.1200	
Land100%	48060	48060	48060	48060	57670
Bldg100%	493090	505770	505770	505770	606950
Totl100%	541140t	553830t	553830t	553830t	664620t
Cauv100%					

2026 LOCK IT UP KENTON LLC
MEADOW LANE

2025-11-25
1WD

Tax Value:					
Land 35%	16820	16820	16820	16820	20180
Bldg 35%	172580	177020	177020	177020	212430
Totl 35%	189400t	193840t	193840t	193840t	232620t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	10881.32	10462.74	10945.76	10888.52	
Sp-Asmnt	507.61	513.11	529.76	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
2021	16820	172580	189400	10958.28
2020	16820	172580	189400	9796.22

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:lnld% 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

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

Call Back: Sign: PSN Date: 2018-06-29 Lister:

36-530022.0000-v082020R