

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530007.0000
T91

AGR
2025

sale

2022 OSBORN MICHAEL N & RH
2023 OSBORN MICHAEL N & RH
2024 OSBORN MICHAEL N & RH
2025 OSBORN MICHAEL N & RHON
HARDING AVE

2010-05-18
2010-05-18
2010-05-18
2010-05-18 WM THOMPSON ADDT PT 7-8
1SD 7.904A
\$40,685

Orig Tax Year 2000
Parent: 36-530005.0000

2026 DULIN JOHN A ETAL
HARDING AVE

2025-08-28
4SD

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 110 110 110 110
Acres 7.9040 7.9040 7.9040 7.9040
Land100% 39800 43510 43510 43510
Bldg100% 0
Totl100% 39800t 43510t 43510t 43510t
Cauv100% 8110 17890 17890 17890
Tax Value:
Land 35% 2840 6260 6260 6260
Bldg 35%
Totl 35% 2840t 6260t 6260t 6260t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 132.68 257.38 272.30 270.50
Cauv Sav 518.02 368.82 390.16 387.60
Sp-Asmnt 60.60 92.70 84.70 84.70

CAMA
110
43500
43500t
17890

15220
0
15220t

365300800000 3.184a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
379	4	2025-08-28	DULIN JOHN A ETAL	4SD	231000	43510	0
220	1	2010-05-18	OSBORN MICHAEL N & RHONDA	1SD	40685	17090	0
140	2	2008-04-11	LAUBIS NANCY L	2AF *	0	15510	0
125	2	2000-04-07	LAUBIS ROBERT E & NANCY	2SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	2840	0	2840	133.14
2020	2840	0	2840	115.64

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
306	BLOOM #1043 - BLANCHARD			XA/2025
349	OSBORN-BLANCHARD RIVER			XA/2025

HARDING AVE

Neighborhood:
Code: 3650

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.5154	6030	3110	2660	1370
C 2	BOB BLOUNT SILT LOAM, 2	6.9996	5770	40390	2360	16520
970	DROW DITCH RIGHT OF WAY	.3890				

7.904	43500	(100%)	17890	CAUV # 4276
15230	(35%)	6260		

Call Back: Sign: PSN Date: 2015-02-23 Lister: 36-530007.0000-v082020R