

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   | 2025   | CAMA   |
| Prop Cls   | 110    | 110    | 110    | 110    | 110    | 110    |
| Acres      | 7.9040 | 7.9040 | 7.9040 | 7.9040 | 7.9040 |        |
| Land100%   | 39800  | 43510  | 43510  | 43510  | 17890  | 43500  |
| Bldg100%   |        |        |        | 0      |        |        |
| Totl100%   | 39800t | 43510t | 43510t | 43510t | 17890t | 43500t |
| Cauv100%   | 8110   | 17890  | 17890  | 17890  |        | 17890  |
| Tax Value: |        |        |        |        |        |        |
| Land 35%   | 2840   | 6260   | 6260   | 6260   | 6260   | 15220  |
| Bldg 35%   |        |        |        |        |        | 0      |
| Totl 35%   | 2840t  | 6260t  | 6260t  | 6260t  | 6260t  | 15220t |
| Hmstd35%   |        |        |        |        |        |        |
| Owner 0c   |        |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |        |
| Net Tax    | 132.68 | 257.38 | 272.30 | 270.50 | 270.50 |        |
| Cauv Sav   | 518.02 | 368.82 | 390.16 | 387.60 |        |        |
| Sp-Asmnt   | 60.60  | 92.70  | 84.70  | 84.70  |        |        |

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  
Dwl/Gar/NC% 1.4200

| 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