

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530007.0000
T91

AGR
2025

sale

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

2022 OSBORN MICHAEL N & RH	2010-05-18
2023 OSBORN MICHAEL N & RH	2010-05-18
2024 OSBORN MICHAEL N & RH	2010-05-18
2025 OSBORN MICHAEL N & RHON	2010-05-18
HARDING AVE	1SD WM THOMPSON ADDT PT 7-8
	7.904A
	\$40,685

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	7.9040	7.9040	7.9040	7.9040	
Land100%	39800	43510	43510	43510	43500
Bldg100%					0
Totl100%	39800t	43510t	43510t	43510t	43500t
Cauv100%	8110	17890	17890	17890	17890

Orig Tax Year	2000
Parent:	36-530005.0000
2026 DULIN JOHN A ETAL	2025-08-28
HARDING AVE	4SD

Tax Value:	2840	6260	6260	6260	15220
Land 35%					0
Bldg 35%					15220t
Totl 35%	2840t	6260t	6260t	6260t	
Hmstd35%					
Owner Oc					
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	

365300800000 3.184a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

project	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