PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530007.0000 AGR
T91 2026

sale

2023 OSBORN MICHAEL N & RH	2010-05-18	
2024 OSBORN MICHAEL N & RH	2010-05-18	
2025 OSBORN MICHAEL N & RH	2010-05-18	
2026 OSBORN MICHAEL N & RHON	2010-05-18 WM THOMPSON ADDT PT 7-8	
HARDING AVE	1SD 7.904A	
	$40,685	

Orig Tax Year 2000
Parent: 36-530005.0000

2027 DULIN JOHN A ETAL	2025-08-28	
HARDING AVE	4SD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	7.9040	7.9040	7.9040	7.9040	7.9040			
Land100%	43510	43510	43510	43510		43510	63090	63090
Bldg100%				0				
Totl100%	43510t	43510t	43510t	43510t		43510t	63090t	63090t
Cauv100%	17890	17890	17890	17890		43510	63090	16920
Tax Value:								
Land 35%	6260	6260	6260	6260		6260	5920	22080
Bldg 35%								0
Totl 35%	6260t	6260t	6260t	6260t		6260t	5920t	22080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	257.38	272.30	270.50	270.50	270.50			
Cauv Sav	518.02	368.82	390.16	387.60				
Sp-Asmnt	92.70	84.70	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
2022	2840	0	2840	132.68
2021	2840	0	2840	133.14

	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	8740	4500	2550	1310
C 2	BOB	BLOUNT SILT LOAM, 2	6.9996	8370	58590	2230	15610
970	DROW	DITCH RIGHT OF WAY	.3890				
			7.904		63090	(100%)	16920
					22080	(35%)	5920

CAUV # 4276

Call Back: Sign: PSN Date: 2015-02-23 Lister:

36-530007.0000-v082020R