

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-840003.0000  
T63

AGR  
2025

sale

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

2022 OSBORN MICHAEL N & RH	2011-09-09
2023 OSBORN MICHAEL N & RH	2011-09-09
2024 OSBORN MICHAEL N & RH	2011-09-09
2025 OSBORN MICHAEL N & RHON E PATTISON AVE	2011-09-09 PT S2 SE4 KENTON LANDS 2SD 4.326A \$37,500

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	13.8910	13.8910	13.8910	13.8910		
Land100%	70740	77290	77290	77290	77290	77290
Bldg100%						0
Totl100%	70740t	77290t	77290t	77290t	77290t	77290t
Cauv100%	14000	31310	31310	31310	77290	31320
Tax Value:						
Land 35%	4900	10960	10960	10960	2970	27050
Bldg 35%						0
Totl 35%	4900t	10960t	10960t	10960t	2970t	27050t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	228.90	450.64	476.72	128.32		
Cauv Sav	927.72	661.56	699.88	1040.52		
Sp-Asmnt	82.58	130.50	126.50	44.46		

2026 DULIN JOHN A ETAL E PATTISON AVE	2025-08-28 4SD
--	-------------------

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
379	4	2025-08-28	DULIN JOHN A ETAL	4SD	231000	77290	0
378	2	2011-09-09	OSBORN MICHAEL N & RHONDA	2SD	37500	47030	0
149	2	2008-04-11	LAUBIS NANCY L	2AF *	0	58600	192370
125	1	2000-04-07	LAUBIS ROBERT E & NANCY	2SD *	0	45860	156690

Year	Land	Bldg	Total	Net Tax
2021	4900	0	4900	229.74
2020	4900	0	4900	199.54

Project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				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

E PATTISON AVE 43326

PUB PAVED ST/RD

Neighborhood:  
Code: 3660  
Dwl/Gar/NC% 1.0700

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.2512	6030	1510	2660	670
C 2	BOB BLOUNT SILT LOAM, 2	12.2927	5770	70930	2360	29010
C 39	PM PEWAMO SILTY CLAY L	.2183	6490	1420	3560	780
W 2	BOB BLOUNT SILT LOAM, 2	.4227	3130	1320	470	200
W 39	PM PEWAMO SILTY CLAY L	.3931	5370	2110	1670	660
970	DROW DITCH RIGHT OF WAY	.3130				

13.891 77290 (100%) 31320 CAUV # 4276  
27050 ( 35%) 10960

Call Back: Sign: PSN Date: 2015-02-23 Lister: 36-840003.0000-v082020R