

DUDLEY TWP
ELGIN SD

00120

Hardin County, Ohio
Michael T. Bacon, Auditor

13-060004.0000
B21

AGR
2025

sale

Eff Rate:- 50.06 — 47.81 — 50.17 — 43.00 — a/r

2022 CHIMNEY ROCK FARMS LL	2015-01-05		
2023 CHIMNEY ROCK FARMS LL	2015-01-05		
2024 CHIMNEY ROCK FARMS LL	2015-01-05		
2025 CHIMNEY ROCK FARMS LLC	2015-01-05	12345	59.714A
TR 190 REAR	3FD		
	\$1,221,377		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	59.7140	59.7140	59.7140	59.7140	
Land100%	329490	360000	360000	360000	360000
Bldg100%					0
Totl100%	329490t	360000t	360000t	360000t	360000t
Cauv100%	86200	168430	168430	168430	168430
Tax Value:					
Land 35%	30170	58950	58950	58950	126000
Bldg 35%					0
Totl 35%	30170t	58950t	58950t	58950t	126000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1376.94	2568.92	2708.72	2326.52	
Cauv Sav	3886.22	2921.90	3080.92	2646.20	
Sp-Asmnt	159.30	159.30	159.30	45.52	

130600220000 10.30a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
6	3	2015-01-05	CHIMNEY ROCK FARMS LLC	3FD	1221377	238310	0
342	3	2011-08-26	JACKSON JOHN C TRUSTEE	3QC *	0	138060	0
341	3	2011-08-25	JACKSON JOHN C	3QC *	0	138060	0
253	3	2002-06-14	JACKSON JOHN C TRUSTEE	3QC *	0	92970	0
358	0	1988-05-23		*	0	0	56600
608	0	1987-07-20		*	301267	0	131310

Year	Land	Bldg	Total	Net Tax
2021	30170	0	30170	1439.34
2020	30170	0	30170	1443.08

project
146 JONES - SCIOTO RIVER XA/2025 ben acres / % factor

TR 190 REAR

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.1900

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	16.8806	6030	101790	2660	44900
C 2	BOB BLOUNT SILT LOAM, 2	19.0171	5770	109730	2360	44880
C 39	PM PEWAMO SILTY CLAY L	21.4069	6490	138930	3560	76210
W 1	BOA BLOUNT SILT LOAM 0-	1.2298	3610	4440	770	950
W 2	BOB BLOUNT SILT LOAM, 2	.2080	3130	650	470	100
W 39	PM PEWAMO SILTY CLAY L	.8308	5370	4460	1670	1390
980	ROAD ROAD	.1408				

59.714 360000 (100%) 168430 CAUV # 3614
126000 (35%) 58950

Call Back:

Sign: PSN Date: 2015-02-09 Lister:

13-060004.0000-v082020R