DUDLEY TWP
ELGIN SD 00120

Hardin County, Ohio
Michael T. Bacon, Auditor

13-060024.0000 AGR
B16 2026

sale

2023 CHIMNEY ROCK FARMS LL	2016-12-19	
2024 CHIMNEY ROCK FARMS LL	2016-12-19	
2025 CHIMNEY ROCK FARMS LL	2016-12-19	
2026 CHIMNEY ROCK FARMS LLC	2016-12-19 12345 72.989A	
CR 200	6FD	
	$1,392,000	

Eff Rate:- 47.81 50.17 43.00 43.00 a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	110	110	0	110	110	110
Acres	72.9890	72.9890	72.9890	72.9890	72.9890			
Land100%	433060	433060	433060	433060		433060	627970	627970
Bldg100%				0				
Totl100%	433060t	433060t	433060t	433060t		433060t	627970t	627970t
Cauv100%	196510	196510	196510	196510		433060	627970	182690
Tax Value:								
Land 35%	68780	68780	68780	68780		68780	63940	219790
Bldg 35%								0
Totl 35%	68780t	68780t	68780t	68780t		68780t	63940t	219790t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2997.32	3160.40	2714.46	2714.46	2714.46			
Cauv Sav	4778.46	3607.80	3804.14	3267.40				
Sp-Asmnt	287.66	287.66	82.18	82.18				

130800300000 17.748a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
569	6	2016-12-19	CHIMNEY ROCK FARMS LLC	6FD	*	1392000	284140	0
491	6	2016-12-13	HEISEL MIRIAM M	6CT	*	0	284140	0
788	4	1997-12-31	HEISEL DWIGHT R & MIRIAM	4WD		230276	63290	0
558	4	1996-12-13	NEISWANDER HOBERT H & CA	4UN	*	0	63290	0
581	1	1991-07-23		1UN	*	0	0	49510

Year	Land	Bldg	Total	Net Tax
2022	34010	0	34010	1552.20
2021	34010	0	34010	1622.56

p r o j e c t		ben acres	/ %	factor
146 JONES - SCIOTO RIVER	XA/2025			

CR 200

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.6300

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	16.3342	8740	142760	2550	41650
C 2	BOB	BLOUNT SILT LOAM, 2	30.3338	8370	253890	2230	67640
C 39	PM	PEWAMO SILTY CLAY L	20.9586	9410	197220	3450	72310
W 1	BOA	BLOUNT SILT LOAM 0-	.8868	5230	4640	230	200
W 2	BOB	BLOUNT SILT LOAM, 2	.2736	4540	1240	230	60
W 39	PM	PEWAMO SILTY CLAY L	3.6230	7790	28220	230	830
980	ROAD	ROAD	.5790				
			72.989		627970	(100%) 182690	CAUV # 3614
					219790	(35%) 63940	

Call Back: Sign: PSN Date: 2015-02-09 Lister: 13-060024.0000-v082020R