

DUDLEY TWP
ELGIN SD

00120

Hardin County, Ohio
Michael T. Bacon, Auditor

13-060024.0000
B16

AGR
2025

sale

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

2022 CHIMNEY ROCK FARMS LL	2016-12-19	
2023 CHIMNEY ROCK FARMS LL	2016-12-19	
2024 CHIMNEY ROCK FARMS LL	2016-12-19	
2025 CHIMNEY ROCK FARMS LLC	2016-12-19	12345 72.989A
CR 200	6FD	
	\$1,392,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	72.9890	72.9890	72.9890	72.9890	
Land100%	396310	433060	433060	433060	433070
Bldg100%					0
Totl100%	396310t	433060t	433060t	433060t	433070t
Cauv100%	97170	196510	196510	196510	196510
Tax Value:					
Land 35%	34010	68780	68780	68780	151570
Bldg 35%					0
Totl 35%	34010t	68780t	68780t	68780t	151570t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1552.20	2997.32	3160.40	2714.46	
Cauv Sav	4778.46	3607.80	3804.14	3267.40	
Sp-Asmnt	287.66	287.66	287.66	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
2021	34010	0	34010	1622.56
2020	34010	0	34010	1626.76

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

CR 200

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-	16.3342	6030	98500	2660	43450
C 2	BOB	BLOUNT	SILT	LOAM, 2	30.3338	5770	175030	2360	71590
C 39	PM	PEWAMO	SILTY	CLAY L	20.9586	6490	136020	3560	74610
W 1	BOA	BLOUNT	SILT	LOAM 0-	.8868	3610	3200	770	680
W 2	BOB	BLOUNT	SILT	LOAM, 2	.2736	3130	860	470	130
W 39	PM	PEWAMO	SILTY	CLAY L	3.6230	5370	19460	1670	6050
980	ROAD	ROAD			.5790				

72.989 433070 (100%) 196510 CAUV # 3614
151570 (35%) 68780

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