

GOSHEN TWP  
KENTON SD

00130

Hardin County, Ohio  
Michael T. Bacon, Auditor

14-110007.0000  
B34

AGR  
2025

sale

Eff Rate:- 51.44 — 44.77 — 47.15 — 46.85 — a/r

2022 CHIMNEY ROCK FARMS LL	2019-09-25
2023 CHIMNEY ROCK FARMS LL	2019-09-25
2024 CHIMNEY ROCK FARMS LL	2019-09-25
2025 CHIMNEY ROCK FARMS LLC	2019-09-25 PT NW 1/4 SE 1/4 S20
TR 209	2WD 76.927A
	\$818,489

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	76.9270	76.9270	76.9270	76.9270	
Land100%	403000	440310	440310	440310	440320
Bldg100%					0
Totl100%	403000t	440310t	440310t	440310t	440320t
Cauv100%	112400	213400	213400	213400	213400
Tax Value:					
Land 35%	39340	74690	74690	74690	154110
Bldg 35%					0
Totl 35%	39340t	74690t	74690t	74690t	154110t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1867.90	3077.86	3255.72	3234.32	
Cauv Sav	4829.26	3272.80	3461.90	3439.14	
Sp-Asmnt			758.00	303.20	

141100080000 40.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
428	2	2019-09-25	CHIMNEY ROCK FARMS LLC	2WD	818489	411460	0
458	2	2018-11-13	MILLER KAY TRUSTEE	2WD *	0	411460	0
606	2	2012-12-31	MILLER PAUL H TRUSTEE	2WD *	0	237170	0
169	2	2006-04-12	MILLER KAY TRUSTEE	2AF *	0	156740	0
178	2	2005-05-13	MILLER KAY TRUSTEE & SUC	2QC *	0	127770	0
614	2	1994-07-11	MILLER KAY & PFEIFFER VA	2QC *	0	0	71600

Year	Land	Bldg	Total	Net Tax
2021	40340	0	40340	1922.18
2020	40340	0	40340	1674.08

p r o j e c t		ben acres	/ %	factor
362 SANDERS DITCH-TYMOCHTEE	XA/2025			
387 SANDERS DITCH	XA/2024			

TR 209

PUB PAVED ST/RD

Neighborhood:  
Code: 1400  
Dwl/Gar/NC% 1.2400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	28.5064	6030	171890	2660	75830
C 2	BOB BLOUNT SILT LOAM, 2	11.9776	5770	69110	2360	28270
C 39	PM PEWAMO SILTY CLAY L	30.6708	6490	199050	3560	109190
C 51	WSTL WASTE LAND	2.2500	120	270	50	110
980	ROAD ROAD	2.1022				
970	DROW DITCH RIGHT OF WAY	.7700				
970	DROW DITCH RIGHT OF WAY	.6500				

76.927 440320 (100%) 213400 CAUV # 3614  
154110 ( 35%) 74690

Call Back: Sign: PSN Date: 2015-05-06 Lister: 14-110007.0000-v082020R