

GOSHEN TWP  
RIVERDALE SD

00140

Hardin County, Ohio  
Michael T. Bacon, Auditor

15-010003.0000  
A12

AGR  
2025

sale

2022 CHIMNEY ROCK FARMS LL  
2023 CHIMNEY ROCK FARMS LL  
2024 CHIMNEY ROCK FARMS LL  
2025 CHIMNEY ROCK FARMS LLC  
TR 74

2014-11-26  
2014-11-26  
2014-11-26  
2014-11-26 PT E 1/2 NE 1/4 SEC 5  
1WD 70.00A  
\$420,000

Eff Rate:- 40.56 — 35.00 — 37.38 — 37.38 — a/r

Tax Year 2022 2023 2024 2025  
Prop Cls 110 110 110 110  
Acres 70.0000 70.0000 70.0000 70.0000  
Land100% 331970 362710 362710 362710  
Bldg100% 0 0 0 0  
Totl100% 331970t 362710t 362710t 362710t  
Cauv100% 64630 144430 144430 144430  
Tax Value:  
Land 35% 22620 50550 50550 50550  
Bldg 35% 0 0 0 0  
Totl 35% 22620t 50550t 50550t 50550t  
Hmstd35%  
Owner 0c  
Hmstd RB  
Net Tax 836.88 1610.66 1731.14  
Cauv Sav 3755.18 3461.80 2434.32 2616.38  
Sp-Asmnt 3.00 7.00 3.00

CAMA  
110  
362700  
362700t  
144420  
126940  
0  
126940t

Sale# #p sale date To  
533 1 2014-11-26 CHIMNEY ROCK FARMS LLC  
276 1 2014-06-02 HOLBROOK PEGGY E ETAL  
115 1 2014-03-10 HOLBROOK PEGGY E ETAL  
56 1 1996-01-30 FAGAN JEROME  
1156 3 1992-12-18  
276 0 1986-04-25

Type/Invalid?  
1WD \*  
1AF \*  
1WD \*  
1WD \*  
3CT \*

Sale\$ co:land co:bldg  
420000 238290 0  
0 182090 0  
0 182090 0  
65000 54910 0  
0 0 68600  
0 0 129510

Year Land Bldg Total Net Tax  
2021 22620 0 22620 907.78  
2020 22620 0 22620 910.08

p r o j e c t ben acres / % factor  
240 FEWELL - TYMOCHTEE CREEK XA/2024

TR 74

PUB PAVED ST/RD  
Topo: ROLLING

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- | 6.5288  | 6030   | 39370  | 2660  | 17370 |
| C 2   | BOB BLOUNT SILT LOAM, 2 | 17.5072 | 5770   | 101020 | 2360  | 41320 |
| C 12  | FUA FULTON SILT LOAM 0- | 14.3472 | 5240   | 75180  | 1770  | 25400 |
| C 13  | FUB FULTON SILT LOAM, 2 | 6.3627  | 5020   | 31940  | 1490  | 9480  |
| C 14  | GWB GLYNWOOD SILT LOAM  | .1548   | 5400   | 840    | 1750  | 270   |
| C 22  | LE LATTY SILTY CLAY     | .4875   | 6110   | 2980   | 2660  | 1300  |
| C 39  | PM PEWAMO SILTY CLAY L  | 7.9449  | 6490   | 51560  | 3560  | 28280 |
| C 44  | SA SARANAC SLTY CLAY L  | 5.7551  | 6390   | 36780  | 2770  | 15940 |
| W 12  | FUA FULTON SILT LOAM 0- | 4.9297  | 1760   | 8680   | 230   | 1130  |
| W 14  | GWB GLYNWOOD SILT LOAM  | .6412   | 2830   | 1810   | 750   | 480   |
| W 39  | PM PEWAMO SILTY CLAY L  | 1.2945  | 5370   | 6950   | 1670  | 2160  |
| W 44  | SA SARANAC SLTY CLAY L  | 1.4355  | 3840   | 5510   | 880   | 1260  |
| C 51  | WSTL WASTE LAND         | .6604   | 120    | 80     | 50    | 30    |
| 980   | ROAD ROAD               | 1.9505  |        |        |       |       |

70 362700 (100%) 144420 CAUV # 3614  
126950 ( 35%) 50550

Call Back: Sign: PSN Date: 2015-04-30 Lister: 15-010003.0000-v082020R