

GOSHEN TWP
RIVERDALE SD

00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-010003.0000
A12

AGR
2025

sale

Eff Rate:- 40.56 — 35.00 — 37.38 — 37.32 — a/r

2022 CHIMNEY ROCK FARMS LL	2014-11-26
2023 CHIMNEY ROCK FARMS LL	2014-11-26
2024 CHIMNEY ROCK FARMS LL	2014-11-26
2025 CHIMNEY ROCK FARMS LLC	2014-11-26 PT E 1/2 NE 1/4 SEC 5
TR 74	1WD 70.00A
	\$420,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	70.0000	70.0000	70.0000	70.0000	70.0000	
Land100%	331970	362710	362710	362710	144430	362700
Bldg100%					0	
Totl100%	331970t	362710t	362710t	362710t	144430t	362700t
Cauv100%	64630	144430	144430	144430		144420
Tax Value:						
Land 35%	22620	50550	50550	50550	50550	126940
Bldg 35%						0
Totl 35%	22620t	50550t	50550t	50550t	50550t	126940t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	836.88	1610.66	1731.14	1728.10	1728.10	
Cauv Sav	3461.80	2434.32	2616.38	2611.80		
Sp-Asmnt	3.00	7.00	3.00	3.00		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
533	1	2014-11-26	CHIMNEY ROCK FARMS LLC	1WD	420000	238290	0
276	1	2014-06-02	HOLBROOK PEGGY E ETAL	1AF *	0	182090	0
115	1	2014-03-10	HOLBROOK PEGGY E ETAL	1WD *	0	182090	0
156	1	1996-01-30	FAGAN JEROME	1WD	65000	54910	0
1156	3	1992-12-18		3CT *	0	0	68600
276	0	1986-04-25		*	0	0	129510

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

project
240 FEWELL - TYMOCHTEE CREEK XA/2025 ben acres / % factor

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 SILTY 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 SILTY 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