GOSHEN TWP
RIVERDALE SD 00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-010003.0000 AGR
A12 2026

sale

2023 CHIMNEY ROCK FARMS LL	2014-11-26	
2024 CHIMNEY ROCK FARMS LL	2014-11-26	
2025 CHIMNEY ROCK FARMS LL	2014-11-26	
2026 CHIMNEY ROCK FARMS LLC	2014-11-26 PT E 1/2 NE 1/4 SEC 5	
TR 74	1WD 70.00A	
	$420,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	70.0000	70.0000	70.0000	70.0000	70.0000			
Land100%	362710	362710	362710	362710		362710	526000	525990
Bldg100%				0				
Totl100%	362710t	362710t	362710t	362710t		362710t	526000t	525990t
Cauv100%	144430	144430	144430	144430		362710	526000	134150
Tax Value:								
Land 35%	50550	50550	50550	50550		50550	46950	184100
Bldg 35%								0
Totl 35%	50550t	50550t	50550t	50550t		50550t	46950t	184100t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1610.66	1731.14	1728.10	1728.10	1728.10			
Cauv Sav	3461.80	2434.32	2616.38	2611.80				
Sp-Asmnt	7.00	3.00	3.00	3.00				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
56	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
2022	22620	0	22620	836.88
2021	22620	0	22620	907.78

p r o j e c t		ben acres	/ %	factor
240 FEWELL - TYMOCHTEE CREEK	XA/2025			

TR 74

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.5500

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	6.5288	8740	57060	2550	16650
C	2	BOB	BLOUNT SILT LOAM, 2	17.5072	8370	146540	2230	39040
C	12	FUA	FULTON SILT LOAM 0-	14.3472	7600	109040	1650	23670
C	13	FUB	FULTON SILT LOAM, 2	6.3627	7280	46320	1360	8650
C	14	GWB	GLYNWOOD SILT LOAM	.1548	7830	1210	1630	250
C	22	LE	LATTY SILTY CLAY	.4875	8860	4320	2520	1230
C	39	PM	PEWAMO SILTY CLAY L	7.9449	9410	74760	3450	27410
C	44	SA	SARANAC SLTY CLAY L	5.7551	9270	53350	2660	15310
W	12	FUA	FULTON SILT LOAM 0-	4.9297	2550	12570	230	1130
W	14	GWB	GLYNWOOD SILT LOAM	.6412	4100	2630	230	150
W	39	PM	PEWAMO SILTY CLAY L	1.2945	7790	10080	230	300
W	44	SA	SARANAC SLTY CLAY L	1.4355	5570	8000	230	330
C	51	WSTL	WASTE LAND	.6604	170	110	50	30
	980	ROAD	ROAD	1.9505				
				70		525990	(100%)	134150
						184100	(35%)	46950

CAUV # 3614

Call Back: Sign: PSN Date: 2015-04-30 Lister:

15-010003.0000-v082020R