

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	37.32	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	110	110	110	110	110
Acres	70.0000	70.0000	70.0000	70.0000	70.0000
Land100%	331970	362710	362710	362710	144430
Bldg100%					0
Totl100%	331970t	362710t	362710t	362710t	144430t
Cauv100%	64630	144430	144430	144430	
Tax Value:					
Land 35%	22620	50550	50550	50550	50550
Bldg 35%					
Totl 35%	22620t	50550t	50550t	50550t	50550t
Hmstd35%					
Owner 0c					
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	

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/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	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