

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
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

CAMA
110
362700
362700t
144420

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 1728.10
Cauv Sav 3461.80 2434.32 2616.38 2611.80
Sp-Asmnt 3.00 7.00 3.00 3.00

126940
0
126940t

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
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% 1.2400

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