

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    | CAMA    |
| Prop Cls   | 110     | 110     | 110     | 110     | 110     |
| Acres      | 70.0000 | 70.0000 | 70.0000 | 70.0000 |         |
| Land100%   | 331970  | 362710  | 362710  | 362710  | 362700  |
| Bldg100%   |         |         |         |         | 0       |
| Totl100%   | 331970t | 362710t | 362710t | 362710t | 362700t |
| Cauv100%   | 64630   | 144430  | 144430  | 144430  | 144420  |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 22620   | 50550   | 50550   | 50550   | 126940  |
| Bldg 35%   |         |         |         |         | 0       |
| Totl 35%   | 22620t  | 50550t  | 50550t  | 50550t  | 126940t |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   |         |         |         |         |         |
| 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    |         |

| 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