

GOSHEN TWP  
RIVERDALE SD

00140

Hardin County, Ohio  
Michael T. Bacon, Auditor

15-040012.0000  
A46

AGR  
2025

sale

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

2022 FREDERICK KYLE D TRUS	2014-06-18
2023 FREDERICK KYLE D TRUS	2014-06-18
2024 CHIMNEY ROCK FARMS LL	2023-02-21
2025 CHIMNEY ROCK FARMS LLC	2023-02-21 N2 S2 NW4 S8 40.00A
CR 205	4WD
	\$1,390,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	224770	245540	245540	245540	245540
Bldg100%					0
Totl100%	224770t	245540t	245540t	245540t	245540t
Cauv100%	63370	119510	119510	119510	119500
Tax Value:					
Land 35%	22180	41830	41830	41830	85940
Bldg 35%					0
Totl 35%	22180t	41830t	41830t	41830t	85940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	820.60	1332.82	1432.52	1429.98	
Cauv Sav	2089.96	1405.46	1510.58	1507.94	
Sp-Asmnt	38.70	42.70	38.70	38.70	

Orig Tax Year 2002  
Parent: 15-040011.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
74	4	2023-02-21	CHIMNEY ROCK FARMS LLC	4WD	1390000	224770	0
312	4	2014-06-18	FREDERICK KYLE D TRUSTEE	4WD *	0	124400	0
542	3	2001-12-20	FREDERICK GENE R	3QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	22180	0	22180	890.12
2020	22180	0	22180	892.38

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

CR 205

PUB PAVED ST/RD

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-	23.2353	6030	140110	2660	61810
C 39	PM PEWAMO SILTY CLAY L	16.1804	6490	105010	3560	57600
W 1	BOA BLOUNT SILT LOAM 0-	.1167	3610	420	770	90
980	ROAD ROAD	.4676				

40 245540 (100%) 119500 CAUV # 3614  
85940 ( 35%) 41830

Call Back: Sign: PSN Date: 2015-04-30 Lister: 15-040012.0000-v082020R