

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								Tax Year	2022	2023	2024	2025					CAMA		
2023	FREDERICK KYLE D TRUS	2014-06-18								Prop Cls	110			110					110		
2024	CHIMNEY ROCK FARMS LL	2023-02-21								Acres	40.0000	40.0000	40.0000	40.0000							
2025	CHIMNEY ROCK FARMS LLC	2023-02-21	N2	S2	NW4	S8	40.00A			Land100%	224770	245540	245540	245540					245540		
	CR 205						4WD			Bldg100%				0							
							\$1,390,000			Totl100%	224770t	245540t	245540t	245540t					245540t		
										Cauv100%	63370	119510	119510	119510					119500		

Orig Tax Year 2002	Land 35%	22180	41830	41830	41830	85940
Parent: 15-040011.0000	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	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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

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

CR 205

PUB PAVED ST/RD

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Neighborhood:
Code:          1400
Dwl/Gar/NC%   1.2400
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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	.4676				

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

Call Back:

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

15-040012.0000-v082020R