GOSHEN TWP
RIVERDALE SD 00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-040012.0000 AGR
A46 2026

sale

2023 FREDERICK KYLE D TRUS	2014-06-18	
2024 CHIMNEY ROCK FARMS LL	2023-02-21	
2025 CHIMNEY ROCK FARMS LL	2023-02-21	
2026 CHIMNEY ROCK FARMS LLC	2023-02-21 N2 S2 NW4 S8	40.00A
CR 205	4WD	
	$1,390,000	

Orig Tax Year 2002
Parent: 15-040011.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	245540	245540	245540	245540		245540	355940	355950
Bldg100%				0				
Totl100%	245540t	245540t	245540t	245540t		245540t	355940t	355950t
Cauv100%	119510	119510	119510	119510		245540	355940	115100
Tax Value:								
Land 35%	41830	41830	41830	41830		41830	40290	124580
Bldg 35%								0
Totl 35%	41830t	41830t	41830t	41830t		41830t	40290t	124580t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1332.82	1432.52	1429.98	1429.98	1429.98			
Cauv Sav	2089.96	1405.46	1510.58	1507.94				
Sp-Asmnt	42.70	38.70	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
2022	22180	0	22180	820.60
2021	22180	0	22180	890.12

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

CR 205

PUB PAVED ST/RD

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-	23.2353	8740	203080	2550	59250
C 39	PM	PEWAMO SILTY CLAY L	16.1804	9410	152260	3450	55820
W 1	BOA	BLOUNT SILT LOAM 0-	.1167	5230	610	230	30
980	ROAD	ROAD	.4676				
			40		355950	(100%)	115100
					124580	(35%)	40290

CAUV # 3614

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

15-040012.0000-v082020R