

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-350009.0000  
Y07

AGR  
2025

sale

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.27 — a/r

2022 CHIMNEY ROCK FARMS LL	2015-04-02
2023 CHIMNEY ROCK FARMS LL	2015-04-02
2024 CHIMNEY ROCK FARMS LL	2015-04-02
2025 CHIMNEY ROCK FARMS LLC	2015-04-02
TR 64	
W3/4 S2 NE4 & PT SE4	
2WD NW4 S35 89.534A	
\$959,757	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	89.5340	89.5340	89.5340	89.5340	89.5340	
Land100%	471800	515570	515570	515570	234630	515570
Bldg100%					0	
Totl100%	471800t	515570t	515570t	515570t	234630t	515570t
Cauv100%	116800	234630	234630	234630		234620
Tax Value:						
Land 35%	40880	82120	82120	82120	82120	180450
Bldg 35%						0
Totl 35%	40880t	82120t	82120t	82120t	82120t	180450t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1759.12	3058.68	3079.78	3096.16	3115.24	
Cauv Sav	5346.70	3662.44	3687.70	3707.34		
Sp-Asmnt	235.28	235.28	219.48	251.10		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
138	2	2015-04-02	CHIMNEY ROCK FARMS LLC	2WD	959757	338430	0
180	2	2011-05-17	WILSON SHELBY	2WD	771450	191400	0
58	2	2010-02-12	OHIO DECORATIVE PRODUCTS	2WD *	583800	195060	0
187	2	2009-05-29	SMITH KENNETH G	2WD *	546000	195060	0
47	2	2009-02-10	PANDA LLC	2WD *	525000	195060	0
583	2	2004-09-10	J J INVESTMENT PROPRTIE	2WD	378424	146060	0
568	0	1987-07-08		*	0	0	206510

Year	Land	Bldg	Total	Net Tax
2021	40880	0	40880	1940.30
2020	40880	0	40880	1969.66

project	ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
121 TIGHE - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021

TR 64

PUB PAVED ST/RD

Neighborhood:  
Code: 2400  
Dwl/Gar/NC% 1.2700

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	16.3345	6030	98500	2660	43450
C 2	BOB BLOUNT SILT LOAM, 2	27.2291	5770	157110	2360	64260
C 14	GWB GLYNWOOD SILT LOAM	5.8871	5400	31790	1750	10300
C 39	PM PEWAMO SILTY CLAY L	4.0176	6490	26070	3560	14300
C 51	WSTL WASTE LAND	2.0000	120	240	50	100
C 52	PKA PEWAMO SICL 0-1% SL	26.4634	6490	171750	3560	94210
W 1	BOA BLOUNT SILT LOAM 0-	.3093	3610	1120	770	240
W 2	BOB BLOUNT SILT LOAM, 2	2.4902	3130	7790	470	1170
W 39	PM PEWAMO SILTY CLAY L	.2805	5370	1510	1670	470
W 52	PKA PEWAMO SICL 0-1% SL	3.6660	5370	19690	1670	6120
980	ROAD ROAD	.8563				

89.534 515570 (100%) 234620 CAUV # 3614  
180450 ( 35%) 82120

Call Back: Sign: PSN Date: 2015-09-01 Lister: 24-350009.0000-v082020R