

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-250005.0000  
E70

AGR  
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022 CHIMNEY ROCK FARMS LL	2009-12-22
2023 CHIMNEY ROCK FARMS LL	2009-12-22
2024 CHIMNEY ROCK FARMS LL	2009-12-22
2025 CHIMNEY ROCK FARMS LLC	2009-12-22 PT NE 1/4 25 96.00A
17686 SR 67	2WD
KENTON OH 43326	\$664,720

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	96.0000	96.0000	96.0000	96.0000	96.0000	
Land100%	526260	579230	579230	579230	579230	579230
Bldg100%	134200	157830	157830	157830	157830	157830
Totl100%	660460t	737060t	737060t	737060t	737060t	737060t
Cauv100%	151400	285910	285910	285910	285910	285910
Tax Value:						
Land 35%	52990	100070	100070	100070	100070	202730
Bldg 35%	46970	55240	55240	55240	55240	55240
Totl 35%	99960t	155310t	155310t	155310t	155310t	257970t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	4580.78	6217.94	6587.82	6581.66	6581.66	
Cauv Sav	6012.40	4110.04	4354.52	4350.50	4350.50	
Sp-Asmnt	73.66	85.66	73.66	73.66	73.66	

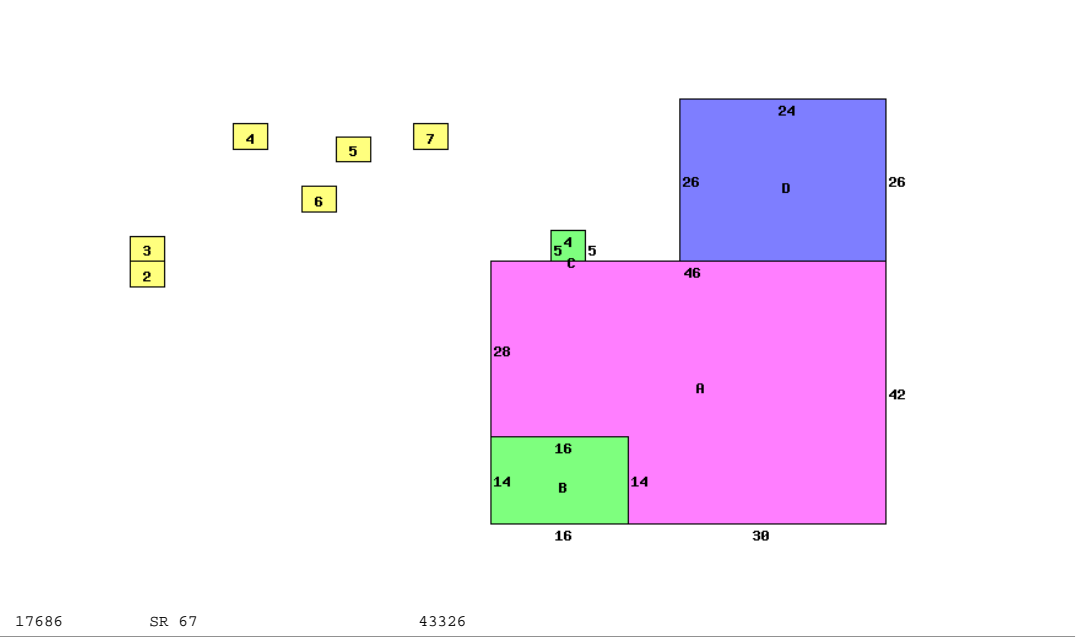
SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1708	VALUE 8960	a *MAIN
	EFP	P		224	80	b PORCH
	STP	P		20	80	c PORCH
	F2	G		624	14980	d GRAGE

#: 6 7 L/W  
 1-16-09 co trustees Betty J Ludwig Trust "B" DTD  
 332500060000 .458a  
 332500070000 15.086a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
581	2	2009-12-22	CHIMNEY ROCK FARMS LLC	2WD	664720	222370	110340
22	5	2009-01-16	WILLIAMS KAREN S & TERES	5TD *	0	222370	110340
21	5	2009-01-16	WILLIAMS KAREN S & TERES	5TD *	0	222370	110340
20	5	2009-01-16	WILLIAMS KAREN S & TERES	5AF *	0	222370	110340
308	1	1990-04-20		LUN *	0	175110	
307	1	1990-04-20		LUN *	0	175110	

Year	Land	Bldg	Total	Net Tax
2021	52990	46970	99960	4597.78
2020	52990	46970	99960	3981.92

Project	ben acres	/ %	factor
106 REELHORN - TYMOCHTEE			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



17686 SR 67 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1708 126190
Basement	854 15950
Subtotal	142140
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	X
Panelled Wall	X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	1 5
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Air Conditioning	2960
Plumbing	2100
Garages and Carports	14980
Extra Features	9600
Total Value	171780
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1708			C-	1961VG		154600	.28		149160
2 Flat Barn	F 0	36X54	1944		D	OLD/AV		18660	.80	.50	1870
3 Lean-To		45X54	2430		C	1967AV		19440	.65		6800
4 Grain Bin	*PP	48X52	2496		C	2013AV		0			0
5 Grain Bin	*PP	24X32	768		C	1973AV		0			0
6 Shed	*PP	8X14	96		C	2013AV		0			0
7 Grain Bin	*PP	54X60	3240		C	2014AV		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	18.0471	6030	108820	2660	48010					
C 2	BOB BLOUNT SILT LOAM, 2	35.1168	5770	202620	2360	82880					
C 39	PM PEWAMO SILTY CLAY L	38.4890	6490	249790	3560	137020					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	3.3471									

	96	579230	(100%)	285910	CAUV # 3614
		202730	( 35%)	100070	

Call Back:

Sign: PSN Date: 2015-11-24 Lister:

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