PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-250005.0000 AGR
E70 2026

sale

2023	CHIMNEY ROCK FARMS LL	2009-12-22
2024	CHIMNEY ROCK FARMS LL	2009-12-22
2025	CHIMNEY ROCK FARMS LL	2009-12-22
2026	CHIMNEY ROCK FARMS LLC	2009-12-22 PT NE 1/4 25 96.00A
	17686 SR 67	2WD
		$664,720
	KENTON OH 43326	

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	96.0000	96.0000	96.0000	96.0000	96.0000			
Land100%	579230	579230	579230	579230		579230	839940	839940
Bldg100%	157830	157830	157830	157830		157830	197910	197900
Totl100%	737060t	737060t	737060t	737060t		737060t	1037860t	1037840t
Cauv100%	285910	285910	285910	285910		579230	839940	283220
Tax Value:								
Land 35%	100070	100070	100070	100070		100070	99130	293980
Bldg 35%	55240	55240	55240	55240		55240	69270	69270
Totl 35%	155310t	155310t	155310t	155310t		155310t	168400t	363240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	6217.94	6587.82	6581.66	6581.66	6581.66			
Cauv Sav	6012.40	4110.04	4354.52	4350.50				
Sp-Asmnt	85.66	73.66	73.66	73.66				

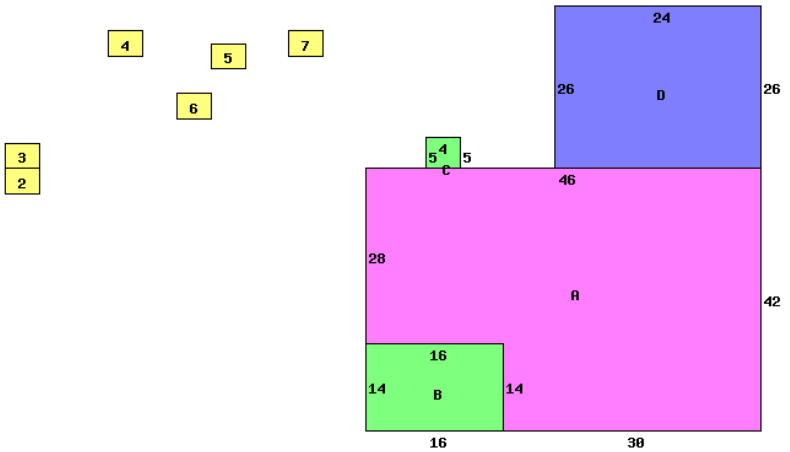
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1708		a	*MAIN
	EFP	P		224	8960	b	PORCH
	STP	P		20	80	c	PORCH
	F2	G		624	14980	d	GRAGE

#: 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		1UN	*	0	0	175110
307	1	1990-04-20		1UN	*	0	0	175110

Year	Land	Bldg	Total	Net Tax
2022	52990	46970	99960	4580.78
2021	52990	46970	99960	4597.78

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1708	126190
	Basement		854	15950
	Subtotal			142140
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2960
Panelled Wall	X	Plumbing	2100
Unfinished Wall	X	Garages and Carports	14980
Floor/Hardwood	X	Extra Features	9600
Floor/Carpet	X	Total Value	171780
Number of Rooms	1 5		
Bedrooms	2	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	1	Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		189230
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			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	8740	157730	2550	46020
C 2	BOB	BLOUNT SILT LOAM, 2		35.1168	8370	293930	2230	78310
C 39	PM	PEWAMO SILTY CLAY L		38.4890	9410	362180	3450	132790
671	HSITE	HOMESITE		1.0000	26100	26100	26100	26100
980	ROAD	ROAD		3.3471				
				96		839940	(100%)	283220
						293980	(35%)	99130

CAUV # 3614

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