

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-390009.0000  
A64

AGR  
2025

sale

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

2022 CHIMNEY ROCK FARMS LL	2011-10-03
2023 CHIMNEY ROCK FARMS LL	2011-10-03
2024 CHIMNEY ROCK FARMS LL	2011-10-03
2025 CHIMNEY ROCK FARMS LLC	2011-10-03 PT E 1/2 FRAC 2 84.02A
CR 144	4WD
	\$1,356,659

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	84.0200	84.0200	84.0200	84.0200	
Land100%	395200	431740	431740	431740	431750
Bldg100%					0
Totl100%	395200t	431740t	431740t	431740t	431750t
Cauv100%	62110	141000	141000	141000	140990
Tax Value:					
Land 35%	21740	49350	49350	49350	151110
Bldg 35%					0
Totl 35%	21740t	49350t	49350t	49350t	151110t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	996.26	1975.76	2093.30	2091.34	
Cauv Sav	5342.40	4074.02	4316.34	4312.34	
Sp-Asmnt	172.36	172.36	203.18	203.18	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
429	4	2011-10-03	CHIMNEY ROCK FARMS LLC	4WD	1356659	163260	0
1153	3	1995-11-27	MELLUM MERNA L ETAL	3WD *	0	82000	0
1032	3	1994-11-04	MOLK NAOMI M	3QC *	0	0	82000
799	6	1992-08-25		6QC *	0	0	73800

Year	Land	Bldg	Total	Net Tax
2021	25620	0	25620	1178.42
2020	25620	0	25620	1020.58

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
159 MOREY - SCIOTO	XA/2025			

CR 144

PUB ELECTRIC  
PUB PAVED ST/RD  
Topo: ROLLING

Neighborhood:  
Code: 3300  
Dwl/Gar/NC% 1.3400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	10.4835	5770	60490	2360	24740
C 8	EE EEL SILT LOAM, OCCA	.0932	5550	520	2460	230
C 11	FPC2 FOX CLAY LOAM, 6-12%	2.2261	4370	9730	350	780
C 14	GWB GLYNWOOD SILT LOAM	2.5210	5400	13610	1750	4410
C 16	GVC2 GLYNWOOD CLAY LOAM	5.8561	4750	27820	1050	6150
C 17	HKA HASKINS SILT LOAM 0	.1664	5900	980	2950	490
C 18	HKB HASKINS SILT LOAM,	2.7931	5900	16480	2710	7570
C 19	KAB KENDALLVILLE SILT L	16.9753	5800	98460	2090	35480
C 26	MF MILFORD SILTY CLAY	.8929	6900	6160	3800	3390
C 34	NO NOLIN SILT LOAM, OC	2.8415	5800	16480	230	650
C 35	OCA OCKLEY LOAM, 0-2% S	7.9973	5900	47180	2630	21030
C 36	OCB OCKLEY LOAM, 2-6% S	9.0204	5700	51420	2350	21200
C 46	SKA SLEETH SILT LOAM, 0	1.1407	5880	6710	2970	3390
C 50	WE WESTLAND CLAY LOAM	.1225	7650	940	4060	500
W 2	BOB BLOUNT SILT LOAM, 2	.0942	3130	290	470	40
W 8	EE EEL SILT LOAM, OCCA	1.0834	3990	4320	1460	1580
W 17	HKA HASKINS SILT LOAM 0	.1007	4030	410	1060	110
W 19	KAB KENDALLVILLE SILT L	.6244	3450	2150	1090	680
W 34	NO NOLIN SILT LOAM, OC	3.7631	4530	17050	1680	6320
C 51	WSTL WASTE LAND	3.7853	120	450	50	190
980	ROAD ROAD	2.4857				
C 8	EE EEL SILT LOAM, OCCA	1.3515	5550	7500	230	310
C 11	FPC2 FOX CLAY LOAM, 6-12%	1.0316	4370	4510	230	240
C 18	HKB HASKINS SILT LOAM,	.7570	5900	4470	230	170
C 19	KAB KENDALLVILLE SILT L	.7389	5800	4290	230	170
C 50	WE WESTLAND CLAY LOAM	.0023	7650	20	230	
C 46	SKA SLEETH SILT LOAM, 0	1.9565	5880	11500	230	450
C 36	OCB OCKLEY LOAM, 2-6% S	3.0672	5700	17480	230	710
C 26	MF MILFORD SILTY CLAY	.0482	6900	330	230	10

84.02 431750 (100%) 140990 CAUV # 3614  
151110 ( 35%) 49350