

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040019.0000
K09.01

AGR
2023

sale

2022 OATES CHRISTOPHER J &
2023 CHIMNEY ROCK FARMS LLC
CR 80

2022-07-28 SW4 SW4 & SW PT DSE4 SW4
1WD S4 43.677A
\$445,723
07.0-02-04-019

Orig Tax Year 2023
Parent: 34-040008.0000

Eff Rate:- 48.97 39.04 a/r

Tax Year	2022	2023	CAMA
Prop Cls	111	110	110
Acres		43.6770	
Land100%		265910	265910
Bldg100%			
Totl100%		265910t	265910t
Cauv100%	78460	140830	140840
Tax Value:			
Land 35%	27460	49290	93070
Bldg 35%			0
Totl 35%	27460t	49290t	93070t
Hmstd35%			
Owner Oc			
Hmstd RB			
Net Tax	1225.24	1751.54	1555.74
Sp-Asmnt	11.64	15.64	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
384	1	2022-07-28	CHIMNEY ROCK FARMS LLC	1WD	445723	0	0
p r o j e c t							
921			BLANCHARD RIVER MAINT	XA/2023		ben acres	/ % factor
131			BLANCHARD RIVER MAINT	XA/2023			

CR 80

Neighborhood:
Code: 3400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	7.7519	6030	46740	2660	20620
C 39	PM PEWAMO SILTY CLAY L	33.7701	6490	219170	3560	120220
980	ROAD ROAD	2.1550				
		43.677		265910	(100%)	140840
				93070	(35%)	49290

CAUV # 3614

34-040019.0000-v082020R