

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040019.0000
K09.01

AGR
2025

sale					Eff	Rate:-	48.97	39.04	41.32	41.33	a/r
2022 OATES CHRISTOPHER J &					Tax Year	2022	2023	2024	2025		CAMA
2023 CHIMNEY ROCK FARMS LL	2022-07-28				Prop Cls	111	110	110	110		110
2024 CHIMNEY ROCK FARMS LL	2022-07-28				Acres		43.6770	43.6770	43.6770		
2025 CHIMNEY ROCK FARMS LLC	2022-07-28	SW4 SW4 & SW PT DSE4 SW4			Land100%		265910	265910	265910		265910
CR 80	1WD	S4 43.677A			Bldg100%				0		
	\$445,723				Totl100%		265910t	265910t	265910t		265910t
					Cauv100%	78460	140830	140830	140830		140840
					Tax Value:						
	Orig Tax Year	2023			Land 35%	27460	49290	49290	49290		93070
	Parent:	34-040008.0000			Bldg 35%						0
					Totl 35%	27460t	49290t	49290t	49290t		93070t
					Hmstd35%						
					Owner Oc						
					Hmstd RB						
					Net Tax	1225.24	1751.54	1864.74			
							1555.74	1656.30			
					Sp-Asmnt	11.64	15.64	11.64			

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					ben acres	/ %	factor
921	BLANCHARD RIVER MAINT			XA/2023			
131	BLANCHARD RIVER MAINT			XA/2025			
235	KELLOGG #983 - BLANCHARD			XA/2025			
337	KRITZLER #1103 - BLANCHARD			XA/2025			

Neighborhood: Code:	3400	Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv	
		C 1	BOA BLOUNT	7.7519	6030	46740	2660	20620	
		C 39	PM PEWAMO	33.7701	6490	219170	3560	120220	
		980	ROAD ROAD	2.1550					
				43.677		265910 93070	(100%) (35%)	140840 49290	CAUV # 3614