PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040019.0000 AGR
K09.01 2026

sale

2023 CHIMNEY ROCK FARMS LL	2022-07-28	
2024 CHIMNEY ROCK FARMS LL	2022-07-28	
2025 CHIMNEY ROCK FARMS LL	2022-07-28	
2026 CHIMNEY ROCK FARMS LLC	2022-07-28 SW4 SW4 & SW PT DSE4 SW4	
CR 80	1WD S4 43.677A	
	$445,723	

Orig Tax Year 2023
Parent: 34-040008.0000

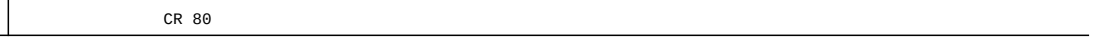
Eff Rate:- 39.04 — 41.32 — 41.38 — 41.39 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	43.6770	43.6770	43.6770	43.6770	43.6770			
Land100%	265910	265910	265910	265910		265910	385540	385530
Bldg100%				0				
Totl100%	265910t	265910t	265910t	265910t		265910t	385540t	385530t
Cauv100%	140830	140830	140830	140830		265910	385540	136280
Tax Value:								
Land 35%	49290	49290	49290	49290		49290	47700	134940
Bldg 35%								0
Totl 35%	49290t	49290t	49290t	49290t		49290t	47700t	134940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1751.54	1864.74	1869.66	1869.66	1869.66			
		1555.74	1656.30	1660.68				
Sp-Asmnt	15.64	11.64	137.32	137.32				

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

Year	Land	Bldg	Total	Net Tax
2022	27460	0	27460	1225.24

project		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: 3300
Dwl/Gar/NC% 1.7000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	7.7519	8740	67750	2550	19770
C 39	PM	PEWAMO SILTY CLAY L	33.7701	9410	317780	3450	116510
980	ROAD	ROAD	2.1550				
			43.677		385530	(100%)	136280
					134940	(35%)	47700

CAUV # 3614