

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-090001.0000
H74

AGR
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

2022 OATES & SONS LLC	2006-11-01
2023 CHIMNEY ROCK FARMS LL	2022-07-28
2024 CHIMNEY ROCK FARMS LL	2022-07-28
2025 CHIMNEY ROCK FARMS LLC	2022-07-28 PT W 1/2 NW 1/4 9 20.00A
CR 80	2WD
	\$1,002,131

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	20.0000	20.0000	20.0000	20.0000	
Land100%	114310	124910	124910	124910	124900
Bldg100%					0
Totl100%	114310t	124910t	124910t	124910t	124900t
Cauv100%	36170	65370	65370	65370	65370
Tax Value:					
Land 35%	12660	22880	22880	22880	43720
Bldg 35%					0
Totl 35%	12660t	22880t	22880t	22880t	43720t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	564.88	813.04	865.60	867.90	
Cauv Sav	1220.32	740.56	788.42	790.48	
Sp-Asmnt	5.41	9.41	5.41	43.39	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
385	2	2022-07-28	CHIMNEY ROCK FARMS LLC	2WD	1002131	114310	0
448	2	2006-11-01	OATES & SONS LLC	2QC *	280020	43230	0
610	2	2006-10-03	OATES JAMES G	2FD	280020	43230	0
317	2	1996-08-19	OATES GORDON E	2QC *	0	20110	0

Year	Land	Bldg	Total	Net Tax
2021	12660	0	12660	567.84
2020	12660	0	12660	570.16

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

CR 80

PUB ELECTRIC
PUB PAVED ST/RD

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	4.7663	6030	28740	2660	12680
C 39	PM PEWAMO SILTY CLAY L	14.7841	6490	95950	3560	52630
W 39	PM PEWAMO SILTY CLAY L	.0384	5370	210	1670	60
980	ROAD ROAD	.4112				

20 124900 (100%) 65370 CAUV # 3614
43720 (35%) 22880

Call Back: Sign: PSN Date: 2015-11-18 Lister: 34-090001.0000-v082020R