

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	Tax Year	2022	2023	2024	2025	CAMA		
2023 CHIMNEY ROCK FARMS LL	2022-07-28	Prop Cls	110	110	110	110	110		
2024 CHIMNEY ROCK FARMS LL	2022-07-28	Acres	20.0000	20.0000	20.0000	20.0000			
2025 CHIMNEY ROCK FARMS LLC	2022-07-28 PT W 1/2 NW 1/4 9 20.00A	Land100%	114310	124910	124910	124910	124900		
CR 80	2WD	Bldg100%				0			
	\$1,002,131	Totl100%	114310t	124910t	124910t	124910t	124900t		
			Cauv100%	36170	65370	65370	65370		
			Tax Value:						
			Land 35%	12660	22880	22880	43720		
			Bldg 35%				0		
			Totl 35%	12660t	22880t	22880t	43720t		
			Hmstd35%						
			Owner 0c						
			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:bldg		
385	2	2022-07-28	CHIMNEY ROCK FARMS LLC	2WD	1002131	114310	0		
448	2	2006-11-01	OATES & SONS LLC	20C *	280020	43230	0		
610	2	2006-10-03	OATES JAMES G	2FD	280020	43230	0		
317	2	1996-08-19	OATES GORDON E	2QC *	20110	0	0		
Year	Land	Bldg	Total	Net Tax					
2021	12660	0	12660	567.84					
2020	12660	0	12660	570.16					
p r o j e c t					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:					Tab #	S O I L	Acres	Mkt/Ac	Market
Code:					C 1	BOA BLOUNT SILT LOAM 0-	4.7663	6030	28740
Dwl/Gar/NC%					C 39	PM PEWAMO SILTY CLAY L	14.7841	6490	2660
1.3400					W 39	PM PEWAMO SILTY CLAY L	.0384	5370	3560
					980	ROAD ROAD	.4112	210	52630
					60				
					20				
					124900				
					(100%)				
					65370				
					CAUV # 3614				
					(35%)				
					22880				
Call Back:					Sign: PSN Date: 2015-11-18 Lister:				
					34-090001.0000-v082020R				