PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-090001.0000 AGR
H74 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	PT W 1/2 NW 1/4 9	20.00A
CR 80	2WD		
	$1,002,131		

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	20.0000	20.0000	20.0000	20.0000	20.0000			
Land100%	124910	124910	124910	124910		124910	181090	181080
Bldg100%				0				
Totl100%	124910t	124910t	124910t	124910t		124910t	181090t	181080t
Cauv100%	65370	65370	65370	65370		124910	181090	63170
Tax Value:								
Land 35%	22880	22880	22880	22880		22880	22110	63380
Bldg 35%								0
Totl 35%	22880t	22880t	22880t	22880t		22880t	22110t	63380t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	813.04	865.60	867.90	867.90	867.90			
Cauv Sav	1220.32	740.56	788.42	790.48				
Sp-Asmnt	9.41	5.41	43.39	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	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
2022	12660	0	12660	564.88
2021	12660	0	12660	567.84

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:
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-	4.7663	8740	41660	2550	12150
C 39	PM	PEWAMO SILTY CLAY L	14.7841	9410	139120	3450	51010
W 39	PM	PEWAMO SILTY CLAY L	.0384	7790	300	230	10
980	ROAD	ROAD	.4112				
			20		181080	(100%)	63170
					63380	(35%)	22110

CAUV # 3614

Call Back: Sign: PSN Date: 2015-11-18 Lister:

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