

PLEASANT TWP
NORTHERN SD

00340

REAL PROPERTY RECORD

01:32 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

34-090002.0000
H73

AGR
2024

sale

2021 OATES & SONS LLC
2022 OATES & SONS LLC
2023 CHIMNEY ROCK FARMS LL
2024 CHIMNEY ROCK FARMS LLC
CR 80

2006-11-01
2006-11-01
2022-07-28
2022-07-28 PT W2 NW4 S9 78.20A
2WD
\$1,002,131

Eff Rate:- 49.24 — 48.97 — 39.04 — 41.32 — a/r

Tax Year 2021 2022 2023 2024
Prop Cls 110 110 110 110
Acres 78.2000 78.2000 78.2000 78.2000
Land100% 438170 438170 478710 478710
Bldg100%
Totl100% 438170t 438170t 478710t 478710t
Cauv100% 122660 122660 231600 231600
Tax Value:
Land 35% 42930 42930 81060 81060
Bldg 35%
Totl 35% 42930t 42930t 81060t 81060t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 1925.62 1915.48 2880.52 3066.68
Cauv Sav 4953.30 4927.28 3073.46 3272.10
Sp-Asmnt 88.62 88.61 92.61 88.61

CAMA
110

478710

478710t
231600

167550
0
167550t

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
385	2	2022-07-28	CHIMNEY ROCK FARMS LLC	2WD	1002131	438170	0
448	2	2006-11-01	OATES & SONS LLC	20C *	280020	178340	58460
610	2	2006-10-03	OATES JAMES G	2FD	280020	178340	58460
317	2	1996-08-19	OATES GORDON E	2QC *	0	82110	47800

Year	Land	Bldg	Total	Net Tax
2020	42930	0	42930	1933.40
2019	71030	0	71030	2883.32

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2024
252	OATES #1011 BLANCHARD RIVER			XA/2024
921	BLANCHARD RIVER MAINT			XA/2023

CR 80

43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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-	39.0696	6030	235590	2660	103930
C 20	KBA KIBBIE LOAM, 0-3% S	1.4423	6570	9480	3460	4990
C 39	PM PEWAMO SILTY CLAY L	31.6257	6490	205250	3560	112590
C 44	SA SARANAC SLTY CLAY L	2.6364	6390	16850	2770	7300
W 1	BOA BLOUNT SILT LOAM 0-	1.1674	3610	4210	770	900
W 39	PM PEWAMO SILTY CLAY L	.4708	5370	2530	1670	790
W 44	SA SARANAC SLTY CLAY L	1.2487	3840	4800	880	1100
980	ROAD ROAD	.5391				

78.2	478710	(100%)	231600	CAUV # 3614
	167550	(35%)	81060	

Call Back: Sign: PSN Date: 2015-11-18 Lister: 34-090002.0000-v082020R