

PLEASANT TWP
NORTHERN SD

00340

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

09:57 PM

34-090002.0000
H73

AGR
2025

sale

2022 OATES & SONS LLC
2023 CHIMNEY ROCK FARMS LL
2024 CHIMNEY ROCK FARMS LL
2025 CHIMNEY ROCK FARMS LLC
CR 80

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

Eff Rate:-	48.97	39.04	41.32	41.39	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	110	110	110	110	110
Acres	78.2000	78.2000	78.2000	78.2000	78.2000
Land100%	438170	478710	478710	478710	231600
Bldg100%					0
Totl100%	438170t	478710t	478710t	478710t	231600t
Cauv100%	122660	231600	231600	231600	
Tax Value:					
Land 35%	42930	81060	81060	81060	81060
Bldg 35%					
Totl 35%	42930t	81060t	81060t	81060t	81060t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1915.48	2880.52	3066.68	3074.76	3074.76
Cauv Sav	4927.28	3073.46	3272.10	3280.72	
Sp-Asmnt	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			
2021	42930	0	42930	1925.62			
2020	42930	0	42930	1933.40			

p r o j e c t				ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025				
235	KELLOGG #983 - BLANCHARD	XA/2025				
921	BLANCHARD RIVER MAINT	XA/2023				
252	OATES #1011 BLANCHARD RIVER	XA/2025				
337	KRITZLER #1103 - BLANCHARD	XA/2025				

CR 80

43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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-	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