PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-090002.0000 AGR
H73 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 W2 NW4 S9	78.20A
	CR 80	2WD	
		$1,002,131	

Eff Rate:– 39.04 — 41.32 — 41.38 — 41.39 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	110	110	0	110	110	110
Acres	78.2000	78.2000	78.2000	78.2000	78.2000			
Land100%	478710	478710	478710	478710		478710	694000	694000
Bldg100%				0				
Totl100%	478710t	478710t	478710t	478710t		478710t	694000t	694000t
Cauv100%	231600	231600	231600	231600		478710	694000	221250
Tax Value:								
Land 35%	81060	81060	81060	81060		81060	77440	242900
Bldg 35%								0
Totl 35%	81060t	81060t	81060t	81060t		81060t	77440t	242900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2880.52	3066.68	3074.76	3074.76	3074.76			
Cauv Sav	4927.28	3073.46	3272.10	3280.72				
Sp-Asmnt	92.61	88.61	162.10	162.10				

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	2QC	*	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
2022	42930	0	42930	1915.48
2021	42930	0	42930	1925.62

	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	8740	341470	2550	99630
C 20	KBA	KIBBIE LOAM, 0-3% S	1.4423	9530	13750	3350	4830
C 39	PM	PEWAMO SILTY CLAY L	31.6257	9410	297600	3450	109110
C 44	SA	SARANAC SLTY CLAY L	2.6364	9270	24440	2660	7010
W 1	BOA	BLOUNT SILT LOAM 0-	1.1674	5230	6110	230	270
W 39	PM	PEWAMO SILTY CLAY L	.4708	7790	3670	230	110
W 44	SA	SARANAC SLTY CLAY L	1.2487	5570	6960	230	290
980	ROAD	ROAD	.5391				
			78.2		694000	(100%)	221250
					242900	(35%)	77440

CAUV # 3614

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