

TAYLOR CREEK TWP
BENJAMIN LOGAN SD

Hardin County, Ohio
Michael T. Bacon, Auditor

42-080005.0000
F27

AGR
2025

00390

sale

2022 CHIMNEY ROCK FARMS LL	2015-01-27
2023 CHIMNEY ROCK FARMS LL	2015-01-27
2024 CHIMNEY ROCK FARMS LL	2015-01-27
2025 CHIMNEY ROCK FARMS LLC	2015-01-27 10013 34.673A
CR 115	2WD
	\$827,355

Eff Rate:-	43.71	40.66	41.04	39.77	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	34.6730	34.6730	34.6730	34.6730	
Land100%	186000	203230	203230	203230	203240
Bldg100%				0	
Totl100%	186000t	203230t	203230t	203230t	203240t
Cauv100%	50600	97110	97110	97110	97120
Tax Value:					
Land 35%	17710	33990	33990	33990	71130
Bldg 35%					0
Totl 35%	17710t	33990t	33990t	33990t	71130t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	705.58	1258.68	1271.42	1231.20	
Cauv Sav	1888.00	1375.32	1389.26	1345.28	
Sp-Asmnt	115.47	115.47	125.86	135.44	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
43	2	2015-01-27	CHIMNEY ROCK FARMS LLC	2WD	827355	132800	0
669	6	2002-12-17	HESS BRADLEY C & AUDREY	6WD	658000	57290	0
696	5	1993-08-02	HESS CHARLES A SHIRLEY M	5WD	350000	0	32310
Year	Land	Bldg	Total	Net Tax			
2021	17710	0	17710	725.02			
2020	17710	0	17710	677.98			

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
259 MCKIRAHAN DITCH #1017 - SCIO	XA/2025		
279 SILVER CREEK - SCIOTO RIVER	XA/2025		
364 LOWE-SCIOTO RIVER	XA/2025		

CR 115

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3900
Dwl/Gar/NC% 1.2300

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	12.4347	6030	74980	2660	33080
C 2	BOB BLOUNT SILT LOAM, 2	7.8192	5770	45120	2360	18450
C 39	PM PEWAMO SILTY CLAY L	12.7887	6490	83000	3560	45530
C 51	WSTL WASTE LAND	1.1430	120	140	50	60
980	ROAD ROAD	.4874				

34.673 203240 (100%) 97120 CAUV # 3614
71130 (35%) 33990

Call Back: Sign: PSN Date: 2014-11-11 Lister: 42-080005.0000-v082020R